



The Whole Home Experience LLC

Independent Contracted Property Services Agreement – 2026

This Agreement outlines the terms under which The Whole Home Experience LLC provides cleaning, maintenance, linen, turnover, and related property services for short-term rental properties.

1. Scope of Services

The Whole Home Experience LLC (“The WHE LLC”) provides independent contracted cleaning, maintenance coordination, linen services, inspections, turnover services, access coordination, and limited operational support for short-term rental properties.

The WHE LLC does not collect rent, list properties, or act as a real estate broker.

2. Independent Contracted Property Services

The WHE LLC operates as an independent contracted provider of property-related services, including cleaning, maintenance coordination, linen services, and operational support.

Nothing in this Agreement creates an employer-employee, partnership, agency, or fiduciary relationship.

3. Scheduling & Unit Readiness

While The WHE LLC cannot guarantee arrival at a specific time, The WHE LLC will always ensure that the unit is ready prior to guest arrival.

If an issue arises that could prevent timely readiness, Owner will be contacted immediately so that a solution can be identified together.

4. Access, Keys & Door Codes

Owner authorizes The WHE LLC to hold keys and store access codes.

When Owner is unable to change door codes, The WHE LLC may do so at Owner’s request.

A \$25 fee applies per occurrence, particularly when a special trip is required.

5. Pricing & Payment

Pricing is governed by the attached 2026 Pricing & Rate Sheet.

Owner agrees to make payment via PayPal, Venmo, Cash App, or another mutually agreed-upon payment method on the date of service.

6. Linen Rental & Laundry Charges

Each unit is subject to a monthly linen rental fee of \$150–\$200 per unit, as determined by the amount of linens used per visit.

This fee includes linen usage, laundering, rotation, and normal wear replacement.

Lost, stolen, or excessively damaged linens may be billed separately.

Additional laundering of Owner property such as mattress protectors, quilts, comforters, and additional blankets requiring stain removal or off-property treatment will incur a \$35 per-item charge.

7. Additional Costs & Fees

- Additional bathroom: \$25 per bathroom
- Door code change or access coordination: \$25 per occurrence
- Emergency or after-hours service: \$75 per labor hour
- Post-party or extreme condition cleaning: double the standard cleaning rate or \$75 per labor hour, whichever is greater
- Replacement of damaged or missing items: cost of item plus labor

8. Parties, Events & Extreme Conditions

If evidence of unauthorized parties, events, or extreme conditions is present, Owner agrees that charges will be assessed at double the standard cleaning rate or \$75 per labor hour, plus the cost of any replacements required.

9. Damage, Insurance & Claims Support

The WHE LLC maintains insurance coverage solely for damage caused directly by its employees.

Damage caused by guests must be reported through the applicable booking platform.

The WHE LLC will provide photography, videography, receipts, invoices, and documentation necessary to assist Owner with the claims process.

10. Revenue & Marketing

The WHE LLC does not guarantee revenue or booking volume.

The WHE LLC may provide marketing ideas and social media engagement suggestions to encourage bookings unless Owner opts out in writing.

11. Mutual Commitment & Indemnification

Just as The WHE LLC is available, responsive, and works diligently for the success of each property, Owner agrees to operate in good faith partnership.

Owner agrees to indemnify and hold harmless The WHE LLC from claims arising from guest actions, property conditions, or Owner instructions.

12. Termination

Either party may terminate this Agreement with thirty-one (31) days written notice.

13. Annual Price Adjustments

Rates may be adjusted annually by up to twenty percent (20%) based on Myrtle Beach, South Carolina market conditions (2026 Q1 baseline).

Owner Signature: _____ Date: _____

The Whole Home Experience LLC Representative: _____ Date: _____

Exhibit A – Home Information Sheet

Property Address:

Lockbox or Lock Code:

Alarm Code:

Other Codes:

Home Phone Number:

Email Address:

Number of Bedrooms:

Number of Full Baths and Half Baths:

Bed Sizes:

How Many Bedrooms Have TVs:

Sleeper Sofa (Yes / No):

TV Size in Great Room:

Other Location of TVs:

Pool / Spa (Yes / No):

Game Room (Yes / No):

If No, Planning to Add Game Room?:

What Is in the Game Room:

Direction of Pool:

Square Footage of Home:

Airbnb / VRBO Listing Link:

Exhibit B – 2026 Pricing & Rate Sheet

Bedrooms	Guests	Bathrooms	Rate Range
1	1-2 (Efficiency)	1	\$125
1	2-4	1-2	\$125 – \$150
2	4-6	1-2	\$175 – \$200
2	6-8	1-3	\$200 – \$225 – \$250
3	6-10	1-3	\$225 – \$250 – \$275
3	8-12	1-3	\$250 – \$275 – \$300
4+	12-14	2-4	\$300 – \$325 – \$350
4+	14-16	2-4	\$325 – \$350 – \$375

* \$25 per additional bathroom

* \$150-\$200 per unit / per month linen rental fee

Exhibit C – Maintenance Budget & Escrow Authorization

Owner acknowledges that guest stays may result in normal wear, damage, or loss. This authorization establishes expectations for maintenance, replacement, and repair decisions.

Monthly Maintenance & Escrow

Monthly Maintenance Budget Authorized (\$):

Escrow Account Established (Yes / No):

Escrow Amount on File (\$):

Pre-Authorized Repairs & Replacements (one line per item)

Items Requiring Owner Approval (one line per item)

Owner-Handled Items (one line per item)

Owner Initials: _____ Date: _____