

BUSINESS CONTRACT FOR SERVICES

This Business Contract is entered into as of **Today” the signed day”** (the “Contract”) between **[GSC CAPITAL GROUP LLC]** represented by www.roomyfinder.com (“Business”) and **[THE CLIENT SIGNED NAME]** (“Client”), having an address of **[CLIENT ENTERED ADDRESS]** (together, “Parties”) and sets forth the agreement between the Parties relating to the following terms and defined in this Contract.

1. **Transaction Details.** The Business agrees to provide (the “Service”) and the Client agrees to retain, the following payment (the “Services charge”) to be performed by Business in accordance of the terms and conditions of this Contract.

- a. **Definition of the Services.** The Business shall provide **third party known as (the “Tenant”) access to www.roomyfinder.com website and application to make booking for space, part or area of the Client property.**
- b. The service will be free of charge for the Client and full charges will be applied to the third party known as (“Tenant”).
- c. The Business allows the Client to upload photos, video and information about the Client’s property. Moreover, client is allowed to offer property for rent, accept rent offer and communicate with potential tenant by the Client direct responsibility on the business website and application www.roomyfinder.com.

2. **Service Standards.** The Services provide the Client with full control of his/her Client control panel to edit, delete and add more properties or information. The service allows the Client to communicate directly with potential tenant and accept or reject their rent offer

3. **Payment Terms.** In exchange for the Services performed by Business as specified in this Contract to Client, Client will pay to Business 10% of the total rent price refer as (“commission”) that being collected by the Client from third party known as (“tenant”). The 10% is automatically added to the Client entering price for rent for his/her property, and 5% of the 10% that being added as charge for business VAT, and service fee of 3% of the total amount for rent and VAT as service charge by business. These terms of payment governed by the following procedures and timeframe.

- a. The client will be provided direct and immediate access to the (“ Current Balance and Roomy Balance”).
- b. Client will be able to withdraw from (“Current Balance”) his/her amount of rent by using (“financial third party “stripe and/or PayPal”) if and only if Business receives the tenant payment for the client property by using credit card, debit card, PayPal or Roomy pay card.
- c. Client must pay the Business from (“Roomy Balance”) the Business service, VAT and added commission by using financial third party (“stripe and/or PayPal”), if “Tenant” choose to make a cash payment for the rent of the property that being published on the Business platform.
- d. In case “Tenant” chooses to pay by cash, the “Client” must make the payment to the “Business” within 3 days from the day of check in.
- e. The Client must pay the Business in case of the tenant chose to make the payment in cash,
 - 10% of the actual rent price (automatically being added to rent price that enter by the Client and being added to the tenant booking invoice).
 - 5% of VAT (on the 10% Business charge on the entering rental price, which automatically being added to the tenant booking invoice).
 - 3% application service charge of the total amount that being charge as rent,

business charge and VAT (which automatically being added to the tenant booking invoice).

- f. In addition to any other remedy provided under applicable law, if Client fails to pay an overdue and outstanding balance for the Services performed after 10 days, the Business may consider Client in material breach, terminate this Contract and pursue all methods to recoup any money owed in addition to legal charges
- g. The Business allowed the Client to transfer payment from the Client receivable account within the business to their personal account by using third party financial firm knowing as (the “Strip or/and PayPal”).

4. Cancellation. If the Client wishes to cancel this Contract, Client must delete their account from the Business website and application (www.roomyfinder.com). The Client is responsible to clear any late payment or balance shown in their Roomy Balance account at Client control panel within three, (3) business day from the day of cancellation.

5. Limitation of Remedies.

- a. If Business cannot fulfill its obligations under this Contract for reasons outside of its control, Business will not be responsible or reliable for any lost or loss of the Client business.
- b. The Business takes no any responsibilities or liabilities for the Client properties condition, environment, or residents living in the properties.
- c. The Business is not responsible under any condition for tenant cancellation of booking, damage or any issues that related to tenants, including and not limited to tenant legal situation in the country, property damage.
- d. The Client is responsible to provide real pictures and information in his/her ads and to ensure that booked tenant gets access to their booking space within the time frame of booking.
- e. The Client is responsible to accept or reject booking and to collect cash payment and deposit from tenant.
- f. The Client is responsible to set his/her own rules and regulation within their properties and have all legal documents to exercise their business legally governed by country of the business entity.

6. Severability. In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions should continue in full force and as valid and enforceable. Unless the Business decides to change this term and the Business can do change to this agreement without informing the Client.

7. Waiver. The failure by either party to exercise any right, power or privilege under the terms of this Agreement will not be constructed as a waiver of any subsequent or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.

8. Legal Fees. In the event of a dispute resulting in legal action, the successful party will be entitled to its legal fees, including, but not limited to its attorneys' fees. Legal and Binding Agreement. This Agreement is legal and binding between the Parties as stated above. This Agreement may be entered into and is legal and binding both in the United States, and GCC countries. The Parties each represent that they have the authority to enter into this Agreement.

9. Governing Law and Jurisdiction. The Parties agree that this Agreement shall be governed by the State and/or Country in where Business established.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures

The Client agrees to follow the above mentioned terms and conditions by checking the landlord agreement.

CLIENT:

[Signature]

BUSINESS:

GSC CAPITAL GROUP LLC
WWW.ROOMYFINDER.COM

[Signature]