

STUDYSTAY SELLER AGREEMENT

This Seller Agreement ("Agreement") is entered into by and between StudyStay LLC ("StudyStay"), and the undersigned individual or entity ("Seller"), collectively referred to as the "Parties."

1. Scope of Services

Seller agrees to list and make available a residential sublease ("Sublease") through StudyStay's platform. StudyStay facilitates rental transactions between Sellers and prospective tenants ("Buyers").

2. Payment Terms

StudyStay shall collect rent payments from Buyers on the 1st day of each month.

StudyStay shall deduct a fee ("Service Fee") from each monthly rent payment, varying based on market demand. This fee will range from 10-30%, but this will be disclosed with the seller upon signing with a Buyer.

After deducting the Service Fee, StudyStay shall remit the remaining balance to Seller within five (5) business days of collecting rent.

3. Authorization

Seller expressly authorizes StudyStay to:

- Collect rent payments directly from Buyers;
- Deduct Service Fees;
- Remit remaining balances thereafter.

4. Property Condition and Representations

Seller shall permit StudyStay to conduct a pre-listing inspection.

Seller shall sign a Move-In Condition Report documenting the Sublease's condition.

Seller represents that the Sublease's condition matches the Move-In Condition Report at the time of Buyer's possession.

If the Sublease materially deviates from the Move-In Condition Report, Seller authorizes StudyStay to assess and deduct additional fees as needed to remedy or compensate for the deviation.

5. Disputes

Any disputes concerning the Sublease condition shall be resolved between Seller and Buyer.

Seller agrees to indemnify and hold harmless StudyStay against any claims, damages, or liabilities arising from misrepresentation or defects in the Sublease.

6. Termination

StudyStay may terminate this Agreement immediately if Seller breaches any material provision, including failure to honor payment obligations or misrepresenting the property condition.

7. Governing Law

This Agreement shall be governed by and construed under the laws of the Commonwealth of Virginia.

8. Terms of Service

Seller agrees to StudyStay's Terms of Service and Privacy Policy, incorporated herein by reference.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date of Seller's signature.

Seller's Signature: _____ **Date:** _____

StudyStay Signature: Ryan Hwang **Date:** _____