ADETI PRIME HOMES

Host Partner Agreement

8th Floor, Pine Tree Plaza, Kaburu Drive, Off Ngong Road, Nairobi, Kenya
adetiprimehomes.com/host
bookings@adetiprimehomes.com
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This agreement sets out how Adeti Prime Homes markets, books and manages a furnished home on behalf of its owner, and what each side can expect from the other. Please read it in full, sign the last page, and upload the signed copy on our host page.

In short. You keep ownership of your home and approve its listing. Adeti Prime Homes markets it, handles guests and collects payment. For each successful booking Adeti Prime Homes keeps a fee of 10% of the booking value and pays you the remaining 90%. Either side may end the partnership with 30 days written notice.

1. The parties

This agreement is between Adeti Prime Homes, a hospitality business with its office at 8th Floor, Pine Tree Plaza, Kaburu Drive, Off Ngong Road, Nairobi, Kenya (Adeti, we, us), and the person or company named as the Host on the signature page (the Host, you). It covers each property listed in Schedule A (the Home).

2. Words used in this agreement

1. **Booking** means a confirmed stay at the Home made through Adeti, whether on our website, our social channels, WhatsApp, phone, a referral, or any other channel we manage.
2. **Booking Value** means the total accommodation amount paid by the guest for the stay, before government taxes and levies, and excluding any refundable security deposit.
3. **Successful Booking** means a Booking where the guest has paid and the stay has begun. A Booking that is cancelled and refunded in full is not a Successful Booking.
4. **Listing** means the public page or card for the Home, including its photos, description, amenities and price.

3. Listing and approval

1. You send us details and photos of the Home through our host page. Nothing is published until Adeti has reviewed and approved it.
2. We may visit the Home before approval, take our own photos, and ask for changes to make sure it meets our standards for cleanliness, safety, furnishing and accuracy.
3. You confirm that every photo you send is of the Home, is current, and is yours to share. You give Adeti a free, non exclusive licence to use those photos and the description to market the Home for as long as this agreement lasts.
4. We may edit wording and choose which photos to show so that the Listing is clear, honest and consistent with our brand. We will not describe the Home in a way that is untrue.

5. Adeti may decline or remove a Listing at any time if the Home no longer meets our standards, if there are safety concerns, or if information about it is found to be inaccurate.

4. Our fee

1. For every Successful Booking, Adeti keeps a fee of **10% of the Booking Value**. You receive the remaining **90%**.
2. There is no joining fee, monthly fee or listing fee. You only pay when the Home earns.
3. Nights that are cancelled and refunded to the guest carry no fee. Where a guest is partly refunded, the fee applies only to the amount kept.
4. Adeti will give you at least 30 days written notice before any change to the fee. A change never applies to Bookings already confirmed.

5. Prices, availability and payments

1. You and Adeti agree the nightly rate together. Adeti may offer reasonable seasonal or long stay discounts after discussing them with you.
2. You keep the availability calendar accurate and tell Adeti at once if the Home becomes unavailable. You will not accept a separate booking for nights Adeti has already confirmed.
3. Guests pay Adeti directly by M-Pesa, bank transfer or card. Adeti holds the payment on your behalf until the guest checks in.
4. Adeti pays your 90% share within **3 working days after the guest checks in**, by M-Pesa or bank transfer to the account you have confirmed with our team, together with a statement of the Booking.
5. Refundable security deposits are held by Adeti and returned to the guest, or used toward agreed damage costs, as set out in section 8.

6. What Adeti does

1. Markets the Home on our website and channels, and answers guest enquiries.
2. Screens guests, confirms identification at check in, and makes sure every guest accepts our house rules, Terms of Service and Payment Terms before arrival.
3. Coordinates check in, check out and support during the stay.
4. Arranges cleaning and laundry between stays where agreed with you in writing, at the cost agreed in Schedule A.
5. Keeps a guest register as required for licensed tourist accommodation and shares Booking records with you on request.

7. What you do

1. Keep the Home clean, safe, fully furnished and in good repair, with working water, electricity, internet and any appliances shown in the Listing.
2. Hold, or obtain, any licence or registration required for short stay accommodation, including with the Tourism Regulatory Authority where it applies, and follow the rules of your building or estate.

3. Declare and pay your own income tax on what you earn, and any other tax or levy that applies to you as the owner.
4. Keep suitable insurance for the building and its contents. Adeti does not insure the Home.
5. Give Adeti keys or access codes for each stay, and tell us about any repairs, works or changes that may affect guests.
6. Not contact Adeti guests to arrange stays outside Adeti while this agreement lasts and for 12 months after it ends (see section 9).

8. Damage and claims

1. Adeti inspects the Home after each stay where we manage check out, and reports any damage to you within 48 hours with photos.
2. Where a guest causes damage, Adeti will first use any security deposit, then pursue the guest for the balance. Adeti is not responsible for paying damage costs itself, but will support any claim you make.
3. Normal wear and tear is your responsibility as owner.

9. Non circumvention

Guests introduced through Adeti remain Adeti guests. While this agreement lasts and for 12 months after it ends, you agree not to take bookings from those guests directly or through another platform to avoid Adeti's fee. If this happens, the 10% fee becomes payable on the Booking Value of each such stay.

10. Personal data

Each side will handle guest and host personal data in line with the Data Protection Act, 2019 and its regulations. Guest details are shared with you only as needed for a stay, and must not be used for any other purpose. Adeti stores your details and documents securely and uses them only to run this partnership.

11. Term and ending the agreement

1. This agreement starts on the date it is signed by both sides and continues until either side ends it.
2. Either side may end it by giving 30 days written notice, by email or WhatsApp.
3. Bookings confirmed before notice is given will still be honoured, and the fee applies to them, unless both sides agree otherwise in writing.
4. Adeti may end this agreement at once if the Home is unsafe, if you seriously breach this agreement, or if continuing would break the law.

12. Responsibility

1. Each side is responsible for its own acts and omissions. Neither side is responsible for losses the other could not reasonably have expected, or for events beyond its reasonable control.
2. Adeti's total responsibility to you under this agreement is limited to the fees Adeti received from your Home in the 6 months before the claim.

3. You agree to cover Adeti for any claim caused by false information about the Home, unsafe conditions you knew about, or a breach of law by you as owner.

13. Disagreements and law

If a disagreement arises, both sides will first try to settle it in good faith within 14 days. If that does not work, either side may refer it to mediation in Nairobi, and then to arbitration under the Arbitration Act, 1995 by a single arbitrator agreed by both sides. This agreement is governed by the laws of Kenya and is a contract under the Law of Contract Act.

14. General

1. This agreement, its schedules and the Host Partner Terms on our website are the whole agreement between us about the Home.
2. Changes must be in writing and accepted by both sides. Messages by email or WhatsApp count as writing.
3. A signed copy uploaded as a scan or clear photo is as valid as the original.

SCHEDULE A

The Home

Fill in by hand

Building or property name	
Unit number and floor	
Area and town	
Unit type and bedrooms	
Agreed nightly rate, KES	
Monthly rate, if offered, KES	
Cleaning arranged by	Host ☐ Adeti ☐ Cost per stay, KES _____
Security deposit per stay, KES	
House rules specific to this Home	

Payout details (M-Pesa number or bank account) are confirmed directly with our team, not written on this form.

Next step. Sign the pages, then take a clear photo or scan and upload it at adetiprimehomes.com/host with your photos. Adeti will countersign and send you a copy once your Home is approved.

SIGNATURE PAGE

Signatures

Sign in ink, then upload a photo or scan

By signing below, each side confirms that it has read and accepts this agreement, including the 10% fee on each Successful Booking.

The Host	
Full name	
National ID or company number	
Phone	
Email	
Signature	
Date	

For Adeti Prime Homes	
Name and role	
Signature	
Date	

Witness (optional)	
Name	
Signature	
Date	