

TIMESCAPE MANAGEMENT, LLC
RESORT RENTAL AGREEMENT

CONDITIONS OF RENTAL AGREEMENT

In as much as the Owner of the Specified period of occupancy in the unit indicated does not intend to occupy that period and is desirous of appointing Timescape Management, LLC as his agent for rental of said time, it is, therefore:

AGREED between both parties:

1. The Owner agrees to permit the Agent to attempt to rent the period listed below at the best available rate and number of days as determined by Agent, at Agent's sole discretion.
2. The Owner agrees to the payment of 30% commission to Agent based upon the following schedule: To be eligible for multi-week discounts, all rental weeks must be placed with Agent simultaneously. All rental weeks must be part of the same resort. Forfeited deposits, if any, will be distributed to Owner and Agent per the above commission schedule.
3. If applicable, a travel agent commission will be deducted from rental proceeds. If applicable, a 3% credit card fee will be deducted from rental proceeds.
4. I understand that if any monies are owed for mortgage payments or to the owners association of the resort for maintenance fees, property taxes, or special assessments, said rental shall be used to reduce or satisfy any outstanding balances without further notification to the owner. Owners will be held responsible for any late fees assessed to their account during the four (4) to six (6) week accounting process. Rental will be assigned first to owners who are current in their payments.
5. I understand that the maintenance fee will cover one cleaning. Any additional cleanings will be deducted from rental proceeds.
6. Before completing and submitting this rental agreement to the address, email or fax info listed at the bottom of the page, it is the Owner's responsibility to secure a reservation that will be placed in the rental program by contacting 866-765-4282 or 317-805-9083.
7. Rental agreements are entered on our rental charts according to the date the rental agreement is received by Timescape Management, LLC. Units will be rental in order by the date the agreements are received by Timescape Management, LLC. Specific requests of renters will be considered. The earliest your unit will be placed on the rental charts is eleven months prior to the particular interval week. Owners must place their rental request no later than 90 days prior to their assigned week. Owner cannot place their rental request more than 1 year prior to their assigned week.
8. Agent shall have the EXCLUSIVE right of rental of Owner's units. If Owner wishes to use the unit after a rental agreement has been signed, Owner must call 866-765-4282 or 317-805-9083 for verbal confirmation, or email us at sroman@calypsocay.com, then confirm the cancellation in writing. Cancellation will be accepted only if there is no confirmed reservation for the unit. You may not request an exchange if your unit is listed for rent. This Rental Agreement expires twelve (12) months from the date made, and any changes made to this contract will render the contract null and void.
9. The Internal Revenue Service requires Timescape Management, LLC to withhold Federal Tax at a rate of 30% on all gross rental income to owners who are not citizens of, nor reside in the 50 United States. Should you have any questions, regarding this withholding, you may contact the IRS.
10. It is the Owner's responsibility to call us to find out whether or not the unit has been rented. As rentals are not guaranteed, it is suggested that you email sroman@calypsocay.com no less than 31 days prior to scheduled occupancy date and again during your week to confirm the status of the rental unit.
11. Should the unit have no confirmed reservation 31 days prior to unit's scheduled occupancy date, Owner will have the option to use the reservation that is currently in the rental program or assign a guest certificate for use of the period. Guest certificates needed in this manner should be requested from the Owner Services office at the same contact information as in #8. Cancelling the reservation will result in loss of reservation points based on the number of days notice. Please contact the Reservation Department to discuss this issue if you need more info.

Owners Name: _____ Email Address _____

Contract # _____ Unit Size: _____ Reservation # : _____ Check-in Date: _____

Owner's Signature _____ Date: _____

PLEASE READ, SIGN AND RETURN TO:

Timescape Management, LLC

Attn: Owner Rental Department: 4951 Calypso Cay Way, Kissimmee, FL 34746

Or you can Email us at sroman@calypsocay.com or Fax us at 407-997-1601

All information is required. Reservation # can be attained thru the Owner Services offices by calling 866-765-4282 or 317-805-9083.