



GREENLINKS GOLF VILLAS AT LELY RESORT RENTAL PROGRAM INFORMATION

- Rentals available nightly with no rental restriction minimum, operates like a hotel.
- Owner splits 50% of the NET monthly revenue with on-site management company.
- Management fee includes check-in/out front desk, housekeeping, maintenance, sales and marketing and owner services.
- Owner may use their villa 14 days from January to May 1st and 30 days from May 1st to January 1st at no rental charge. A \$75 housekeeping fee is charged for each departure.
- An annual golf membership is required by all owners which provide 42 rounds of golf per year for the owner and immediate family, children under 25. The owner pays the cart fee only. 2012 membership fee is \$3,454.44 tax included and renews October of each year. OWNER ROUNDS ARE NOW TRANSFERABLE BETWEEN MAY 15TH AND OCTOBER 15TH EACH YEAR.
- Villas are in a rental rotation program based on individual occupancy and revenue. Not a rental pool.
- Rental agreement is for 1 year beginning April 1st and automatically renews unless 90 days notice is provided.
- Rental revenue is distributed on the 20th of each month for the prior month's revenue.
- Villas are turnkey furnished and must meet the minimum requirements in order to participate in the rental program.
- Owner must provide a minimum of \$300,000 of liability insurance in order to participate in the on-site program.
- Management Company establishes all rental rates throughout the year based on seasons.

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