RAL RESORT PROPERTY MANAGEMENT, INC.
EXCLUSIVE RENTAL CONTRACT

Owner(s) Social Security #_____(**Required for contract acceptance)**
1st Owner **2nd Owner**
Non-resident aliens must provide a U.S. Tax Identification number and complete Form W-8ECI to receive full proceeds.
Owner(s) _____
1st Owner 2nd Owner
Address: Street_____ (This is where check is to be mailed-THANK YOU)
City_____ State_____ Zip_____
Phone: Home_(_____)_____Office (___)_____
Flex Owners: List your confirmed unit/week and reservation number.

RESORT(S)	FOR THE YEAR OF	UNIT#	WEEK#
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

In consideration of the efforts and services of RAL Resort Property Management, Inc., the Owner(s) hereby grants RAL Resort Property Management, Inc. the exclusive right to rent the property listed above at the terms stated herein.

The Owner(s) understands that he/she MAY NOT use, exchange, list with another agency or make any other arrangements for the occupancy of the above vacation home(s) during the period of this contract. This contract may be terminated by either party with **WRITTEN NOTICE**, ONLY AFTER it has been confirmed by RAL Resort Property Management, Inc. that there is NO RESERVATION OR PENDING RESERVATION on the week (s). Any sale or transfer of ownership of the above referenced week(s) is also subject to any and all pending rental reservations. Calling RAL at 239-481-9580 may check the status of a week.

The Owner(s) agrees that the week(s) listed above will be rented at the best available rate RAL Resort Property Management, Inc. is able to secure at the sole discretion of RAL. Thirty days prior to the check in date, RAL reserves the right to break weeks into no less than 2 night increments and to negotiate rates in order to procure a renter for the unit week. It is the Owner's responsibility to contact RAL prior to the 30-day mark if they do not want to accept a partial rental.

Upon the rental of the above referenced week(s) in accordance to the terms and conditions of this contract, the Owner(s) hereby agrees to pay RAL Resort Property Management, Inc. 25% of the rental amount. (Note: Quoted rental rates include a $35.00 processing fee that is paid by the renter and is not considered a part of the Owners base rental amount.)

The Owner(s) understands:

1. This rental contract must be fully completed before it will be accepted by RAL Resort Property Management, Inc.
2. Any fees due the Association will be deducted from the Owner's rental proceeds.
3. If more than one party occupies the week, the additional cleaning expense will be deducted from the rental proceeds.
4. In the event a reservation is canceled within the cancellation period (for reasons other than damages or repairs to the unit or resort, an Act of God, etc.) and the unit is not re-rented, the reservation deposit will be divided equally between the Owner and RAL Resort Property Management, Inc. Cancellation policies vary depending on the resort.
5. Any interest accrued from rental monies is retained by RAL Resort Property Management, Inc.
6. A new rental contract must be completed each year and will not be accepted more than one year in advance of the week(s) listed.
7. **Although every effort will be made to rent the Owner's week(s), RAL Resort Property Management, Inc. does not guarantee the rental of the week.**
8. This contract can be canceled at any time as long as a renter has not been procured.
9. It is the Owner's responsibility to confirm that RAL has received this completed rental contract.

Signature: Signer(s) warrants that he/she has the authority to execute this contract and does so with consent of all owners on the deed.

_____ Date_____

_____ Date_____

Send or FAX to: **RAL Resort Property Management, Inc.**
12853 Banyan Creek Dr.
Ft. Myers, FL 33908 **FAX: (239) 481-9386 PHONE: 877-481-9580**