

RENTAL LISTING AGREEMENT

THE UNDERSIGNED OWNER hereby grants TURTLE INN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. exclusive rights to rent owners property listed below under the following conditions:

UNIT _____ WEEK _____

IN THE YEAR 20__

1. The amount of rent will be determined by the prevailing rates of the local rental market for similar amenities as can be best determined by TURTLE INN. TURTLE INN will not be responsible for notifying owner as to whether or not the unit has been rented or to confirm with the owner, the rental amount.
2. TURTLE INN will not rent owner's unit/week unless TURTLE INN has received a signed copy of this Rental Listing Agreement at least thirty days prior to the starting of the owner's unit/week. TURTLE INN will not rent owner's unit/week unless owner has paid all maintenance fees for the unit/week being rented. Owner authorizes TURTLE INN to deduct from rental proceeds, any outstanding assessments due the Association including any past due maintenance fees, real estate taxes, late fees or interest.
3. To recover costs of providing this service, TURTLE INN will assess a processing/administrative charge equal to 20% of the gross rental. This charge will be deducted from the rental proceeds.
4. Credit Card Companies charge for the use of credit cards. This 4% charge will be passed on to the Owner for use of a credit card by the renter.
5. TURTLE INN shall, within six weeks of the last day of rental, provide Owner with a summary of rental income and disbursements, together with a check for the net proceeds. It is mandatory, for I.R.S. purposes, that your social security number and mailing address be included on the rental listing agreement. Failure to do so will result in all rental proceeds being held until the information is provided.
6. Owners may terminate this rental listing agreement under the following conditions:
 - A. All notices of termination must be in writing and sent registered mail to: TURTLE INN BEACH CLUB, 3233 S. ATLANTIC AVE. DAYTONA BEACH SHORES, FL 32118 and will be effective upon receipt by TURTLE INN.
 - B. Owner shall honor any rental listing agreement which has been made prior to termination of rental agreement.
7. This rental listing agreement may not be modified by any other agreements, understandings or representations (such as phone calls) unless made subsequent to the execution of this agreement and are in written form executed by Owner and Turtle Inn.

Turtle Inn Beach Club
3233 South Atlantic Ave.
Daytona Beach Shores, Florida 32118
Telephone: (386) 761-0426

Fax (386) 788-0195 **(Please call to be sure your fax is received)

8. PLEASE CHECK ONE:

- You are authorized to rent my unit for as many days as possible.
- You are NOT AUTHORIZED to rent my unit unless it is for the FULL SEVEN DAY PERIOD.

9. PLEASE CHECK ONE:

- Desk clerk MAY negotiate the rental rate.
- Desk clerk MAY NOT negotiate the rental rate.

Date _____ Owner: _____

Co-Owner: _____

Owners Address: _____

Phone Number: (____) _____

Social Security Number: _____

Name on Social Security Card _____

****PLEASE NOTE** IF YOU FAX YOUR AGREEMENT TO TURTLE INN, PLEASE CALL US TO BE SURE YOUR FAX WAS ACTUALLY RECEIVED! WE CANNOT RENT YOUR UNIT UNLESS BOTH PAGES ARE RECEIVED.**

Turtle Inn Beach Club
3233 South Atlantic Ave.
Daytona Beach Shores, Florida 32118
Telephone: (386) 761-0426

****Fax (386) 788-0195 (Please call to be sure your fax is received)**