

RENTAL AGREEMENT

THIS AGREEMENT is made and entered into this day by and between **Florida Resort Rentals, LLC**, of 5000 Avenue of the Stars, Kissimmee, FL 34746, a Florida Limited Liability Company, hereinafter "FRR" and:

Owner(s) Name (Please print) _____

Street Address _____

City _____ State _____ Zip Code _____

Telephone _____ Work _____ Email _____

Hereinafter referred to as "Owner(s)". Social Security # _____ - _____ - _____

Social Security # _____ - _____ - _____

This Rental unit is located at: **Star Island Resort & Club**

Check One : () Side A (Lock-Off Side) () Side B (Full Kitchen Side) () Full Unit (All sides: AB/ABC)

() Side AC (Bldg 24 only) () Side BC (Bldg 24 only)

***Note: Side C cannot be rented on its own, Must be combined with either Side A or Side B.**

Unit Number _____ Week Number _____ Year _____

Owner exclusively authorizes **FRR** to use the unit(s) described above subject to the terms and conditions listed below which I/We have read and understand.

1. **FRR** will attempt to rent the unit for the highest possible published rate, but Owner understands that special promotions, discounts, and unit demand will dictate the rental amount.
2. **FRR** does **not make any guarantee** relative to its ability to obtain rental reservations for the unit(s) described above.
3. **FRR** has full authority to determine rental reservation policies, set rates, discounts, promotional considerations and rental reservation period, and establish housekeeping service levels and charges without prior notice to the Owner.
4. Owner agrees to allow **FRR** to deduct **40% fee and all housekeeping costs** from the gross rental revenue amount of its unit week. All funds received will be deposited into an account to be distributed to Owner, after deducting all cost & fees, within approximately 90 (ninety) days of rental or when Renter's cleared funds are in the **FRR** account, whichever occurs later.
5. Owner represents to **FRR** that the unit(s) herein listed will not be used or listed with any exchange company, nor placed on the market for rent or use with another rental company or agency of any kind.
6. **FRR** will not be responsible for any rental reservation cancellations or for no-show rental reservations, and will have the sole authority to assign occupants to various units for which it holds Agreements based: Priority receipt of rental agreement, Renter's request, etc.
7. The Term of this agreement commences on the date this Agreement is entered into below and expires one week after the date corresponding to the latest Week Number and Year of occupancy listed above.
8. **FRR** will not be responsible for notifying Owners regarding the status of the rental unit. If you would like to contact us regarding status, please do so through our "800" numbers: **"before occurrence of week 800-513-2820 or after occurrence of week 800-633-8980"**.
9. Owner understands that, per Florida Statutes, the Owner's use of this timeshare unit may be denied if you have any outstanding balances due to the Condominium Association Maintenance & Tax account. If any balances are due, Owner agrees to allow such balances to be deducted from rental and be paid by **FRR** directly to the appropriate associations; Maintenance and Taxes are due on January 1st of each year.
10. Due to income tax considerations you must have a Tax ID Number if you are a nonresident alien, foreign corporation, partnership, trust or estate. If you do not have a Tax Id Number you must file Form W7 with the IRS to obtain a Tax ID Number. In order to be exempt from Federal withholding, which is 30% of gross rental proceeds, please provide Form W8BEN including your Tax ID Number to **FRR**. If you are a US resident you must sign a W9 Form. Please include either the W8BEN or the W9 with this rental agreement.
11. Any dispute arising amongst the parties will be resolved by binding arbitration through the American Arbitration Association in Orange County, Florida.
12. This is the entire agreement between the parties.
13. This agreement shall be governed and construed to the laws of the State of Florida, Section 509.242. Public Lodging Establishments

Entered into this Agreement on this _____ day of _____, 20__.

Owner's Signature

Florida Resort Rentals, LLC

Owner's Signature

Email: OwnerServices@star-island.com

Fax: 407-997-7883