

Sunrise Cove Rental Management Agreement

Vacation Ownership, L.L.C. (hereafter “Manager”), and, Sunrise Cove Timeshare Members, hereafter “Timeshare Estate,” agree as follows:

1. Manager, as an independent contractor, is given the right to rent the Timeshare Estate.
2. This agreement can be canceled by Member(s) at any time subject to pre-existing reservations unless such reservations can be transferred to another unit.
3. Manager will make the Timeshare Estate available on a weekly basis. **We do not guarantee to members that their unit will rent, but we will do our best for them.**
4. Manager is to receive 32% of the rental income and the Member receives 68% after expenses incurred.
5. Manager **WILL NOT** list RCI exchanged units for rent. Your unit will not be rented if it is banked with RCI or in the bonus pool.
6. Manager has the right to allocate potential renters to units owned or managed by the resort.
7. Member(s) may rent the Timeshare Estate subject to prior confirmation with the Manager that the dates are available. Manager receives no commission on Member located rentals. In this instance, the Member(s) is (are) responsible for any damage to the Timeshare Estate.
8. Manager is responsible only for damage to furniture, fixtures, appliances, and other property within the unit if attributable to the Manager, or any of its employees or agents, or if attributable to a renter placed by the Manager.
9. Member(s) may not assign this agreement.
10. Maintenance Fees must be paid **in full** by due date of invoice.
11. Notice of request to rent a Timeshare Estate **must be received in the reservation office** either verbally or in writing. Manager requires no less than two months notice to attempt to rent a Timeshare Estate.
12. **Members are never guaranteed the rental of their Timeshare Estate.** While some interval weeks obtain more rental requests than others, at no time are we able to predict if a unit will rent (e.g. reservation can be cancelled, reservations can be made at the last minute, a unit may have a maintenance problem that makes it unable to rent)
13. **Manager will send the Member a letter about four weeks before the start date of their week to inform owners if their Timeshare has or has not rented.** If the unit has not rented the timeshare then goes back into the Member’s name for his usage (e.g. member can stay in the unit, member can rent it out himself, member can bank for bonus time or RCI.) At that time, the Manager no longer has any responsibility for the Timeshare Estate.

If you wish to participate in the rental program, please sign and return to:

**Rental Program
Sunrise Cove at Village West Resort
20785 170th Street
Spirit Lake IA 51360-0428**

Or Email rentals@villagewestresort.com

VILLAGE WEST RESORT

THIS SHEET MUST BE SIGNED AND RETURNED BY **EMAIL OR MAIL** OR I NEED A WRITTEN EMAIL VERIFICATION TO THE ADDRESS BELOW STATING YOU ARE WILLING TO RENT YOUR UNIT OUT OR YOUR UNIT WILL NOT BE PUT INTO THE RENTAL PROGRAM. If your unit is in the rental program, you CAN NOT do anything else with your unit, such as trying to rent the unit yourself, banking it for bonus time, listing it with RCI, or selling your unit. The unit must be free and clear to rent.

Timeshare Unit(s)

Unit -Week

Please put my/our Sunrise Cove Timeshare Unit(s) into the Rental Program. We do not guarantee the unit will rent.

PLEASE SIGN AND RETURN THIS SHEET (either by mail, fax, or email) TO:

Rental Program

Sunrise Cove at Village West Resort

20785 170th Street

Spirit Lake IA 51360-0428

SUNRISE COVE FAX #: 712.337.0281

Email: rentals@villagewestresort.com

Please sign here _____

Date: _____

Cell Phone: _____

Contact Email: _____ (please print)