RAL RESORT PROPERTY MANAGEMENT, INC. FOR PETIT CREST VILLAS
EXCLUSIVE RENTAL CONTRACT

Owner(s) Social Security # _____ _____
1st Owner 2nd Owner

Non-resident aliens must provide a U.S. Tax Identification number and complete Form W-8ECI to receive full proceeds.

Name(s) _____ _____
1st Owner 2nd Owner

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____ Email _____

Resort _____ For the Year of _____ Villa# _____ Week# _____

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

The Owner(s) understand(s) 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.

For status update, call Petit Crest at 706-268-3600.

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 your Villa week. It is the Owner's responsibility to contact RAL prior to the 30-day mark if they do not want to accept 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 agree(s) 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
4. In the event a reservation is canceled within the cancellation period (for reasons other than damages or repairs to the Villa or resort, an Act of God, etc.) and the Villa 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.
10. To maximize your exposure to the rental market it is agreed that your rental property may be listed on various rental search sites.

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.

1st Owner _____ Date: _____

2nd Owner _____ Date: _____

By: _____ Date: _____

Petit Crest Villas c/o RAL Resort Property Management, Inc.
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