

**RENTAL AGREEMENT
BLUEBEARD'S CASTLE RESORT**

Unit Assigned: _____

Week Assigned: _____

Owner Number if applicable: _____

I (we) _____

(Name as it appears on contract)

authorize **SPM** to rent my (our) unit owned for use for the best rate available in **SPM's** sole judgement. I (we) further agree to inform **SPM** in writing of any change of plans concerning said rental 30 days prior to the unit(s) use period. If unit is rented, every effort will be made to move the reservation to the next available rental unit; however this cannot be guaranteed.

It is understood and agreed by both parties that **SPM** does not guarantee the rate of rent charged or the rentability of said unit(s).

Owner should call (2) weeks prior to rental to determine status of unit. (See also #2 below).

A 30% rental commission will be charged by **SPM** if the unit is successfully rented.

I (we) further understand and acknowledge that **SPM** is our exclusive rental Agent for the week and unit listed above.

PLEASE SEND TO:

Bluebeard's Castle Resort
C/O SPM Resorts - Vacation Rentals
P.O. Box 7158
St. Thomas, USVI 00801-0158

(340) 774-1600
FAX: (340) 776-4653

Owner's Signature

Home Phone Number

Business Phone Number

Home Address

Social Security Number (required)

One Rental Agreement Per Unit

1. **SPM RESORTS** has developed suggested rental prices; however, we reserve the right to adjust suggested prices according to demand.
2. **SPM RESORTS** cannot guarantee rental of the unit and accordingly owners must contact the resort prior to the week of occupancy to confirm whether their unit has or has not been rented.
3. **SPM RESORTS** will deduct a maid service fee for each second or subsequent rental in the same use period. (Fee to be credited to the Homeowners Association Housekeeping Account).
4. It will be necessary that all Homeowner maintenance fees and other outstanding charges be paid prior to placing the unit in the rental pool.
5. Renters will be required to send in a deposit to guarantee the reservation. The balance of the rent will be collected upon arrival. Reservations made within two (2) weeks of the desired usage will require credit card confirmation. When using a credit card, a 4% fee will be deducted from the gross rental revenue.
6. If the renter decides to cancel, they may do so no later than 14 days before the expected time of arrival and will receive a refund of the deposit less \$25.00, which **SPM RESORTS** will charge as a handling fee.
7. If the renter decides to cancel after the 30-day deadline, the deposit will not be refunded, except in an emergency. **SPM RESORTS** will remit the deposit, less the rental fee, to the owner. The unit will be placed back into the rental pool. **SPM RESORTS**, at its sole discretion, shall decide if an emergency exists with respect to the rental.
8. **SPM RESORTS** reserves the right to transfer a renter to another unit in case of an emergency with that unit or incompatibility or suitability of the unit for the renter.
9. Rental proceeds will be disbursed on or about the 20th of the month following the month of rental.
10. Rental Funds are being deposited into an interest bearing account.

IMPORTANT NOTE

We must receive your Rental Agreement at least two (2) weeks prior to the date of the week that you want deposited in order for you to be part of the rental pool.