



Rental Policy and Rates for 2025

- Check-In Age** 21 (Government-issued ID is required to check in)
- Advance Deposit Requirement** The full amount of a renter’s stay plus tax is due at time of booking.
- Cancellation Policy** If the renter cancels up to 14 days prior to the arrival date, the renter will receive a full refund. If the renter cancels up to 7 days prior to the arrival date, the renter will forfeit 50% of the full amount of the stay plus tax. If the renter cancels after 7 days prior to the arrival date, the renter will forfeit the full amount of the stay plus tax.
- Rental Period** Ideally rentals would be for a full week at any time of year. Rentals for shares owned by the Owners Association during the prime season (weeks 24 through 37) must be for a full week. Otherwise, at least three consecutive nights are required. Individual owners may rent for shorter periods but could be subject to an extra cleaning fee (see below for details).
- Security Deposit** \$50 per room
- Resort Tax** 13% Local and State Tax
- Credit Cards Accepted** Visa, MasterCard

Weekly Rental Rates:

Week Range	Date Range	Studio (Sleeps 2)	1 Bedroom (Sleeps 4)	2 Bedroom (Sleeps 6)
Weeks 15 - 20	Apr 12, 2025 - May 23, 2025	\$1,330	\$1,659	\$1,988
Weeks 21 - 23	May 24, 2025 - Jun 13, 2025	\$1,673	\$2,093	\$2,513
Weeks 24 - 25	Jun 14, 2025 - Jun 27, 2025	\$2,051	\$2,562	\$3,073
Weeks 26 - 35	Jun 28, 2025 - Sep 5, 2025	\$2,422	\$3,031	\$3,640
Weeks 36 - 37	Sep 6, 2025 - Sep 19, 2025	\$2,051	\$2,562	\$3,073
Weeks 38 - 39	Sep 20, 2025 - Oct 3, 2025	\$1,673	\$2,093	\$2,513
Weeks 40 - 44	Oct 4, 2025 - Nov 7, 2025	\$1,330	\$1,659	\$1,988

All rates are per unit, per week. All rates are subject to change without notice and do not include state and local taxes. Discounts may be offered if, after reasonable efforts, the unit is not able to be rented at the target rate shown. Occupancy limits are strictly enforced. All changes and/or cancellations must be made by calling the Resort directly.

For rentals placed by owners, in the event that a rental is for less than a week, so that two cleanings are needed for the week, then the extra cleaning fee (currently \$80 for a studio or one-bedroom unit and \$100 for a two-bedroom unit) will be deducted from the rental proceeds paid to the owner. For rentals made through a rental company, if rental revenue generated is \$600 or more, the owner will receive an IRS Form 1099-MISC. All maintenance fees must be paid by the owner before putting a week up for rent.