



Rental Policy

Owner Status	All maintenance fees must be paid by the owner before putting up a unit/week for rent.
Check-In Age	21 (Government-issued ID is required to check in)
Rules and Regulations	Renters must follow all resort rules and regulations including the resort's no pet and no smoking policies. The number of people occupying the unit may not exceed the maximum size for the unit rented (2 individuals for a studio unit, 4 for a one-bedroom unit, and 6 for a two-bedroom unit). Subletting all or a portion of the rental period is not allowed.
Advance Deposit	The full amount of a renter's stay plus tax is due at the time of booking a unit/week owned by the Owners Association.
Cancellation Policy	For inventory owned by the Owners Association, 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 units owned by the Owners Association during the prime season (weeks 24 through 37) must be for a full week. Otherwise, at least two consecutive nights are required. Individual owners may rent for shorter periods than a week but could be subject to an extra cleaning fee (see below for details).
Security Deposit	\$50 per room for units owned by the Owners Association
Taxes	14% State and Local Taxes
Credit Cards Accepted	Visa, MasterCard
Rental Rates	Rates for inventory owned by the Owners Association are established by the resort's management company based on prevailing market conditions and are adjusted dynamically if, after reasonable efforts, a unit is not able to be rented at the target rate. Rates do not include state and local taxes.
Cleaning Fee	For rentals placed by owners, in the event that the unit is rented for less than a week, so that two cleanings are needed for the week, then an extra cleaning fee (currently \$80 for a studio or one-bedroom unit and \$100 for a two-bedroom unit) will be charged by the resort. For rentals made through the resort's management company, the cleaning fee will be deducted from the rental proceeds paid to the owner.
Income Tax Form	For rentals made through a rental company including the resort's management company, if rental revenue generated is \$600 or more, the owner will receive an IRS Form 1099-MISC.