

Category 1 Pool- (RED SEASON OWNERS ONLY)

The first 220 3 bedroom Cottages, the first 220 Townes and the first 50 4 bedroom Estates rental requests will fall into the Category 1 rental pool. The average rates for a week long rental are listed below. These weeks must be assigned to owner by the rental department only! Please note that if owner sets his her own week, then the category assigned to their rental will be based solely on the postmark date on the rental agreement.

Estates-

- 4 Bedroom Estates - \$3500 or higher	- 3 Bedroom Estates - \$2200 or higher
- 2 Bedroom Estates - \$1400 or higher	- 1 Bedroom Estates - \$700 or higher

Townes-

- 4 Bedroom Townes - \$2200 or higher	- 2 Bedroom Townes - \$1100 or higher
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Cottage-

- 3 Bedroom Cottage - \$1500 or higher	- 2 Bedroom Cottage - \$750 or higher	- 1 Bedroom Cottage - \$350 or higher
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Category 2 Pool- (RED SEASON OWNERS ONLY)

Once Category 1 is full, the next 250 3 bedroom Cottages, the next 250 Townes and the next 50 4 bedroom Estates rental requests will fall into the Category 2 rental pool. The average rates for a week long rental are listed below. These weeks must be assigned to owner by the rental department only! Please note that if owner sets his/her own week then the category assigned to their rental will be based solely on the postmark date

Estates-

- 4 Bedroom Estates - \$2600 or higher	- 3 Bedroom Estates - \$1600 or higher
- 2 Bedroom Estates - \$1000 or higher	- 1 Bedroom Estates - \$500 or higher

Townes-

- 4 Bedroom Townes - \$1550 or higher	- 2 Bedroom Townes - \$775 or higher
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Cottage-

- 3 Bedroom Cottage - \$1050 or higher	- 2 Bedroom Cottage - \$525 or higher	- 1 Bedroom Cottage - \$245 or higher
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Category 3 Pool- (RED SEASON OWNERS ONLY)

Once Category 2 is full, the next 200 3 bedroom Cottages, the next 200 Townes and the next 50 4 bedroom Estates rental requests will fall into the Category 3 rental pool. The average rates for a week long rental are listed below. These weeks must be assigned to owner by the rental department only! Please note that if owner sets his her own week then the category assigned to their rental will be based solely on the postmark date on the rental agreement

Estates-

- 4 Bedroom Estates - 2011 Maintenance Fee or higher	- 3 Bedroom Estates - 2011 Maintenance Fee or higher
- 2 Bedroom Estates - 2011 Maintenance Fee or higher	- 1 Bedroom Estates - 2011 Maintenance Fee or higher

Townes-

- 4 Bedroom Townes - 2011 Maintenance Fee or higher	- 2 Bedroom Townes - 2011 Maintenance Fee or higher
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Cottage-

- 3 Bedroom Cottage - 2011 Maintenance Fee or higher	- 2 Bedroom Cottage - (2/3) 2011 Maintenance Fee or higher	- 1 Bedroom Cottage - (1/3) 2011 Maintenance Fee or higher
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Provisions for Categories One – Three

- All rental rates listed above are what the units are expected to rent for. The rates can fluctuate by twenty-five percent (25%) for the Townes and Cottages. Due to construction, the Estate rates can fluctuate by thirty-five percent (35%). This is based on supply and demand.
- King's Creek will withhold a thirty percent (30%) fee to rent the property.
- With all submitted rental requests, a \$50.00 listing fee and 2011 maintenance fee prepay amount must be paid for rental eligibility. The listing fee is non-refundable, regardless if rental agreement is processed or denied.
- If rental agreement is not submitted properly, if the 2011 Maintenance Fee is not paid or the listing fee is not paid, we will not process request. If request is denied, we will return agreement to the owner with a letter of explanation. Owner has the right to re-submit but the category assigned will be based on new postmark date.
- No Yellow/White Season owners will be accepted into the rental pool.
- If an owner should wish to take unit out of rental, there is a \$100.00 "Take Back" fee. The owner must request the release in writing or by email and fee can only be paid by credit card. If unit was assigned by the rental department, the owner will be obligated to request an alternate week for their booking.
- Date of POSTMARK ONLY will determine what category your request falls into, providing request is submitted properly. All requests are on a first come first serve basis.
- Rates listed above were set by the Rental Manager in agreement with the Developers and are the only rates effective for 2011. Any rate given prior, either in writing or verbally by another representative is NULL and VOID.
- If unit is not rented thirty (30) days prior to check-in date assigned, owner will be contacted and given choice of using the set week or depositing the set week.
- **Payments to owner for the rental of their property will be mailed between March 1, 2012 and March 31, 2012.**
- All funds due Owner under this Agreement may be applied, at KCPOA's discretion, to any outstanding charges, assessments, reimbursements or delinquent mortgage note payments owed to KCPOA or King's Creek Plantation, L.L.C. at the time payment is to be dispensed to Owner.
- If owner falls delinquent on mortgage note(s) or has any outstanding charges, assessments or reimbursements prior to confirmed date of rental, KCPOA reserves the right to cancel said request for rental. If this occurs, owner will be notified via mail.
- If multiple units are owned at King's Creek Plantation, Maintenance Fees and Mortgage Note Payments must be current on ALL units during the ENTIRE rental year.
- Owner agrees to fully abide by and comply with all provisions of the original Time-Share Instrument for King's Creek Plantation and the rules of KCPOA.
- Owner must advise KCPOA in writing if Interval is listed for sale.
- The manager of the rental department can move rental weeks at his discretion and without notice.
- Rental Manager reserves the right to close the rental program at anytime after Category 3 is reached.