

TROPIC SHORES RESORT  
Rental Agreement

PLEASE PRINT

OWNERS: \_\_\_\_\_ SOCIAL SECURITY #: \_\_\_\_\_  
(Last Name) (First Name)  
\_\_\_\_\_ SOCIAL SECURITY #: \_\_\_\_\_  
(Last Name) (First Name)

ADDRESS: \_\_\_\_\_  
(Street) (City/State) (Zip)

DAYTIME PHONE: \_\_\_\_\_ EVENING PHONE: \_\_\_\_\_

Please check this box if this is a new address. E-Mail address: \_\_\_\_\_

THIS AGREEMENT APPLIES TO THE YEAR 2026 ONLY!

OWNERS MUST SELECT UNIT/WEEK THEY WOULD LIKE PLACED UP FOR RENT: \_\_\_\_\_

CHECK ONE OPTION: FULL WEEK: \_\_\_\_\_ PARTIAL WEEK: \_\_\_\_\_

IF THIS IS A PARTIAL WEEK RENTAL, PLEASE INDICATE DATES UNIT IS TO BE RENTED: \_\_\_\_\_

1. The undersigned owner(s) hereby grant(s) to TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC. (hereafter TSR) the exclusive right to rent the owner's unit week(s) at TSR.
2. The owner's unit will be placed in a RENTAL POOL consisting of all units of the same week and type as follows:
  - a) One Bedroom
  - b) Two Bedroom

**ALL OWNERS WHO HAVE PLACED THEIR UNITS IN THE RENTAL POOL WILL SHARE EQUALLY IN THE MONEY COLLECTED FOR THE RENTAL OF THEIR TYPE OF UNIT FOR THEIR WEEK LISTED (except as outlined in #3 below)** less a 15% rental commission charged for services rendered in regards to said rental, and any other commercially reasonable charges incurred, including but not necessarily limited to credit card discount fees and \$2.50 per night rental surcharge.
3. **Special Event and Holiday Week Owners** – If you utilize your unit Saturday, Sunday and/or Friday night, and then place it up for rent for the remainder of the week, you will not be included in the rental pool for Saturday, Sunday and Friday night, nor will you be entitled to a share of the rental proceeds collected for Saturday, Sunday and/or Friday nights.
4. The rental rate charged will be determined by the prevailing rate of the local market for similar units. TSR does not guarantee any particular rate or occupancy and will not notify the owner as to whether their particular unit has been occupied.
5. **RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE; TSR RESERVES THE RIGHT TO INCREASE RENTAL RATES OR OFFER DISCOUNTS OFF THE RENTAL RATE AT ANY TIME WITHOUT NOTICE.**
6. TSR will not include any unit in the rental pool that has any amount of Maintenance Fees, Taxes or other assessments outstanding.
7. TSR MUST receive a signed copy of the Rental Agreement a minimum of fourteen (14) days prior to the beginning of the interval week to assign the unit to the rental pool.
8. The owner(s) may terminate this agreement under these conditions:
  - a. Notice of Termination sent by registered mail to Tropic Shores Resort, 3111 S. Atlantic Ave, Daytona Beach Shores, FL, 32118.
  - b. Notice of Termination sent by fax to 386-760-0279.

**NOTE: If TSR has obtained a rental for the above referenced unit(s) week(s), this rental agreement CANNOT be cancelled.**

9. Owners will not use their unit(s) week(s) for exchange or make other arrangements for unit occupancy during the period of this agreement.
10. This agreement may not be modified subsequent to this date except in written form executed by both the owner and TSR.
11. Should a renter make a deposit and it is forfeited, TSR shall be entitled to a 15% rental commission on said deposit.
12. Payment of rental proceeds will be made approximately 3-6 weeks following the week rented. **ALL NET RENTAL PROCEED CHECKS LESS THAN \$25 WILL BE APPLIED TO THE OWNERS MAINTENANCE FEE ACCOUNT AS A PREPAID FEE TOWARDS NEXT YEARS MAINTENANCE FEES.**

**TSR DOES NOT GUARANTEE ANY RENTAL PROCEEDS FOR UNIT(S) WEEK(S) DESCRIBED HEREIN. Remember, you can only reserve one unit/week each year for each unit/week you own. If the unit assigned doesn't rent or produce the desired rental proceeds, you do not get another unit/week assigned for this year.**

**RETAIN A PHOTOCOPY OF THIS AGREEMENT FOR YOUR RECORDS**



**INITIAL THE ABOVE BOX IF YOU WOULD LIKE YOUR RENTAL PROCEEDS APPLIED TO NEXT YEARS MAINTENANCE FEES. IF RENTAL PROCEEDS EXCEED AMOUNT OWED FOR MAINTENANCE FEES, AMOUNT WILL REMAIN AS A CREDIT ON ACCOUNT FOR THE FOLLOWING YEAR.**

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
SIGNATURE OF OWNER DATE

**FOR OFFICE USE ONLY**

Account Number: \_\_\_\_\_ Reservation Number: \_\_\_\_\_ Fees on this account are: PAID IN FULL \_\_\_\_\_  
Deeded Unit/Week: \_\_\_\_\_ Float Unit/Week Assigned: \_\_\_\_\_ DUE IN THE AMOUNT OF: \$ \_\_\_\_\_  
Date Received: \_\_\_\_\_ Processed by: \_\_\_\_\_

