



YOUR PROPERTY. YOUR CHOICE.

When you purchase a unit at Candlewyck Cove, it is your unit. You decide how you want to use it.

There is no requirement to place your unit in the Candlewyck rental program.

You have the flexibility to choose what works best for you.

OPTION 1 - LET CANDLEWYCK HANDLE THE RENTALS

If you would like to earn rental income without dealing with the day-to-day work, Candlewyck can handle the rental process for you.

You decide when your unit is available for rent and when you want to use it yourself.

Rent with Candlewyck and let us take care of all of the Following:

✓ Market your unit	✓ Take and manage reservations
✓ Collect rental payments	✓ Handle guest check-in
✓ Coordinate cleaning	✓ Deal with guests and day-to-day rentals

You simply block out the dates you want to use your unit, and we can market it the rest of the time.

Candlewyck's management fee is **30% of the rental revenue**, plus the applicable cleaning fee and taxes.

OPTION 2 - KEEP IT FOR YOURSELF

Use it as your own lake getaway and enjoy it whenever you want. There is no requirement to make it available for rent.

OPTION 3 - RENT IT YOURSELF

You can market and rent the unit yourself and manage your own reservations, guests and cleaning. All units are approved for short-term rentals.

THE CHOICE IS YOURS

Use it yourself. Rent it yourself. Or let Candlewyck make renting it easy.

59800 East 307 Lane
Grove, OK 74344
918.786.3636

CandlewyckCove.com



RENTAL MANAGEMENT AGREEMENT

CANDLEWYCK COVE

This Rental Management Agreement ("Agreement") is between Candlewyck Cove Resort, LLC ("Candlewyck") and _____ ("Owner") for Unit _____ ("Unit").

1. OWNER'S CHOICE

The Unit belongs to the Owner. Participation in the Candlewyck rental program is voluntary. The Owner decides when the Unit is available for rent and may block out dates for personal use.

2. CANDLEWYCK RENTAL SERVICES

When the Unit is available for rent, the Owner authorizes Candlewyck to:

- Continue to Market the Unit through the Website
- Take and manage reservations
- Collect rental payments
- Manage guest check-in
- Coordinate cleaning of the Unit

3. OWNER USE

The Owner may block out dates for personal use. Candlewyck will not rent the Unit during those blocked dates. Dates already committed to a confirmed guest reservation will remain reserved.

4. MANAGEMENT FEE

Candlewyck will receive a management fee equal to 30% of the rental revenue generated by the Unit, plus the applicable cleaning fee and taxes.

5. CLEANING

A cleaning fee will apply to each rental. Candlewyck will coordinate cleaning of the Unit following guest stays.

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6. RENTAL PROCEEDS

Candlewyck will collect reservation deposits and hold them, at check-in the remaining amount due is collected from the guests. Candlewyck will deduct the management fee, the cleaning fee, and the taxes. The Owner's net rental proceeds will be totaled for all rentals for the month and will be paid by the 15th of the following month, after the rental has been earned. Any third-party reservations, the Owner, will receive 70% of the net rental revenue, not including cleaning fees and other costs. In the event that the Owner cancels a reservation, Candlewyck's fee will be considered earned and will be payable by the Owner or deducted out of funds due to the Owner.

7. OWNER RESPONSIBILITIES

The Owner will keep the Unit in a condition suitable for rental and will be responsible for the Unit, its furnishings, supplies, repairs, maintenance, utilities, insurance, taxes, assessments, and other Ownership expenses. Any cost incurred by Candlewyck will be deducted out of the Net Rental payment to the Owner. All units must have a washer and dryer in the unit for use by the cleaning personnel, and other items needed such as additional bedding sets.

Owner is responsible for maintaining property and liability insurance covering the Unit for short-term rental use, including claims arising from rental guests and their invitees. Owner shall provide proof of coverage and name Candlewyck as an additional insured.

Owner agrees to indemnify, defend, and hold harmless Candlewyck, its owners, employees, and agents from claims, damages, liabilities, costs, or expenses arising from the rental, occupancy, condition, or use of the Unit, including bodily injury, property damage, premises liability, and damages caused by rental guests or their invitees.

Candlewyck is not responsible for damage to the Unit or its contents caused by rental guests or for damages that cannot be recovered from a guest. This provision does not protect Candlewyck from liability resulting from Candlewyck's own gross negligence or willful misconduct.

8. GUESTS AND RENTAL OPERATIONS

Candlewyck may communicate with guests, manage reservations and check-in, and manage ordinary guest matters associated with rentals booked through Candlewyck during normal office hours.

9. TERM AND TERMINATION

This Agreement will continue until terminated by either the Owner or Candlewyck by written notice. Confirmed guest reservations existing at the time of termination will be honored unless otherwise agreed in writing by both parties. The rental fee for all reservations at the time of termination will be considered earned by Candlewyck and due and payable.

10. FUTURE RESERVATIONS

Attached is a list of reservations that are in place for your unit after closing, you agree to honor those reservations in accordance with the terms of this agreement. For any reservations that you cannot agree to honor, Candlewyck will use its best efforts to move the reservation to another date or to another property, or to cancel the reservation at its discretion. See Attachment A

11. ENTIRE AGREEMENT

This Agreement states the parties' agreement concerning Candlewyck's rental management of the Unit. Candlewyck reserves the right to change, amend or expand this agreement, by notice to all Owners in the program.

OWNER

Owner Name: _____

Signature: _____

Contact Person: _____ Contact Person: _____

Telephone Number: _____ Telephone Number: _____

email: _____ email: _____

Date: _____

CANDLEWYCK COVE RESORT LLC

By: _____

Title: _____

Date: _____