



THE RESIDENCE CLUB



THE COLLECTION

AT PGA WEST

FULL OWNERSHIP MEMBER DETAILS

- Base home to be developed to quarter share standards
- Some customization will be available to full ownership buyers
- Existing model home (#8) is for sale at \$1.30MM (quarter share)
 - \$25,000 allowance for upgrades
 - Lease agreement until other villas are completed
- Villas #2 and #7 are for sale at \$1.175MM (ninth share)
 - \$50,000 allowance for renovations
- 11 villas will be constructed on homesites (#1, 11-19, & 32) and are for sale between \$1.2 - \$1.4MM
- A fully refundable deposit of \$20,000 will hold the reservation



● Collection Home Available
 ● Under Reservation
 ● Model Home
 ● Existing Home For Sale
 ● Fractional Homes

PGA WEST GOLF MEMBERSHIP

- Sport Membership is included to buyers of Full Ownership; the developer will pay the \$20,000 initiation fee and Owner pays monthly dues of \$435
- If Owner chooses to upgrade to a Premier Membership or prefers another type of membership they would purchase directly with Club Membership as a separate fee



RENTAL PROGRAM OVERVIEW:

- Full ownership members may choose to participate in the rental program, but are not required
- 3-year contract required
- HOA Management Company will handle 100% of the reservation process (on-site)
- Renters will only come from Inspirato, 3rd Home and Elite Alliance Members or The Residence Club Owners
- Full ownership members will still have access to 3rd Home and Elite Alliance Exchange programs and a membership to Inspirato with no initiation fee

RENTAL PROGRAM DETAILS:

- Full ownership members who opt in to the rental program will be required to submit their home into the rental pool for a minimum of 2 months:
 - 1 month in Peak Season (Nov 1 - April 30)
 - 1 month in Off-Peak Season (May 1 - Oct 31)
 - Owners will not pay HOA management fees on the 2 required months
- Income is guaranteed during these 2 months and could vary from \$15K - \$23K based on months chosen
- Owners may elect to include their home in the rental program for more than the required 2 months
 - Owners will receive 75% of the rental income for additional months
- Income from the rental program will help offset annual dues
- HOA Management Company will inform Owners of the confirmed rental dates for their property prior to the beginning of peak season

RENTAL PROGRAM RULES:

- No outside rentals will be permitted (VRBO, Homeaway, etc.)
- Homeowners will be required to maintain interior at a standard set by the HOA Management Company

HOMEOWNERS ASSOCIATION:

- HOA fees will range from \$15,000 - \$18,000 per year
- HOA dues do not include real estate taxes, interior home maintenance, interior reserves or utilities