

Lighthouse Realty Services and Fees

1. **Daily Maid Service:** Includes making beds, general cleanup as needed, loading the dishwasher, garbage removal, and other daily cleanup services. **FEE:** \$50/day (minimum two days weekly)
2. **Laundry Services:** We will wash and dry all towels and bed linens and other washable items including non-delicate personal items. Laundry will be done in the washer and dryer inside the unit. If extra laundry service needs to be done in the Resort's laundry, there will be an extra charge.
FEE: \$35/day (Fee for using the Resort's laundry: TBD)
3. **Provision of Hotel Linen and Towels:** Daily towel service is available for just \$10/day. Bed linen service is available for just \$20/day. There's an additional laundry charge (if not used daily).
4. **Personalized Check-In and Checkout.** For Lighthouse and Spinnaker units, OBBR will check in renters personally at the unit or at OBBR's Front Desk, which is open 24/7 for your convenience. For properties listed with Lighthouse Realty that are not located within the gates of Oyster Bay Beach Resort, check-in will also be at OBBR's Front Desk. There will be no charge for this service for listed properties.
5. **General Maintenance Services.** Owners listing with Lighthouse Realty will have direct access to the same general maintenance services offered by OBBR for its hotel and timeshare units. The Resort maintains a division of skilled maintenance personnel that can conduct a variety of common maintenance repairs during a rental stay. Any required repairs are just \$25/hour. A 10% handling fee is added to the cost of any parts that may be necessary. If there is a problem that requires outside contractors, or is excessively expensive to repair, the owner will be contacted prior to any maintenance services.
6. **Property Inspections/Emergency Preparations.** We will provide complimentary emergency services for properties listed with Lighthouse Realty. This service includes periodic inspections of the property before, during and after use by a guest. You may choose to have Lighthouse Realty prepare your unit for a storm emergency or hurricane. Our service, for units where the owner is absent (whether occupied or not), includes:
 - moving all outdoor furniture from the balconies and other outdoor spaces into the unit
 - making an electrical check to ensure the electrical system is in a dry and sheltered position to provide the best chance possible to withstand storm pressures and water inundation
 - shut and lock all windows and doors
 - move interior furnishings from the windows and doors toward the center of the room
 - place furniture on blocks and — to the extent possible — roll up and store carpets

Storm services will include inspecting the unit(s) after the storm and advising the owners of the condition the units. **FEE:** Either pay \$50/month for the six-month hurricane season (June-November) or \$1,000 for each necessary individual service.

- 7. Use of Resort's reservation, marketing and booking system** (offered only for Lighthouse and Spinnaker units). Any unit that lists with Lighthouse can be voluntarily placed in the "hotel" rental pool and will be offered along with other OBBR units for a weekly rental at a nightly rate with a 7-day minimum. The Lighthouse and Spinnaker units will be offered under OBBR's website and on all of the other travel sites on which OBBR accommodations appear, including Expedia, Travelocity and Orbitz. Lighthouse and Spinnaker guests can make reservations for no less than one week for a unit through OBBR's reservation system, or through its vast Web-based reservation system through Expedia and other hotel booking websites.