ROSEWOOD
RESIDENCES
TUCKER'S POINT, BERMUDA

Rental Program FAQ

As an owner at Rosewood Residences Tucker's Point, Bermuda, you will be eligible to place your private residence in the optional rental program, which ensures a worry-free and hassle-free ownership experience. Owners and rental guests benefit from world-class amenities and legendary Rosewood service, and you benefit from the reassurance of a professionally managed rental service that takes care of all upkeep, maintenance, and interaction with renters.

The following FAQs are for informational purposes only and should not be relied upon for the purpose of purchasing a home at Rosewood Residences Tucker's Point, Bermuda, or deciding whether to participate in the rental program. A copy of the rental program agreement will be made available to any interested purchaser after signature of the legally binding Sale & Purchase Agreement (SPA), expiration of all cancellation periods and after the purchaser's initial deposit has become non-refundable.

Q1: Am I required to rent my residence?

No, participation in the optional rental program is entirely voluntary.

Q2: Do the residences come furnished?

A complete furniture fixtures and equipment 'FF&E' furniture package with bespoke furnishings has been designed for each residence by Rosewood in collaboration with Lillian Wu Studio New York. This will encompass a full furniture, accessories, and art package. It will also include fully stocking the residence with operating supplies and equipment ("OS&E") such as smaller counter appliances, glassware, dishes, cooking accessories and utensils, safe, bedding, towels, and linens, etc.

The cost for the furniture package and OS&E is in addition to the purchase price.

The approved Rosewood furniture package is optional, but it is a requirement for participation in the rental program.

Q3: What is the optional rental program?

This is an optional agreement through which all or a part of your residence may be rented to third party guests through the hotel inventory while you are not occupying it.

Q4: What is the term of the rental program agreement?

The rental program agreement will commence once you have acquired title to your residence after completion of construction, closing and, for international buyers, receipt of a final license.

The initial term of your agreement will be for a period of five years and thereafter will automatically be renewed for an additional two-year period unless either party provides at least 90 days' notice of non-renewal. Residence owners will be obligated to honor any existing reservations at the time they terminate the rental agreement.

Your agreement may be subject to suspension or termination if the condition of your residence fails to meet the minimum standards for inclusion in the rental program.

Q5: Who will manage the rental program?

The hotel operator ("Rosewood") will supervise, direct, and control the management of the rental program on behalf of the hotel owner under a management agreement with the hotel owner.

Q6: If I participate in the rental program, what portion of the income will be paid to me?

After deduction of an administration fee of 10%, which covers all travel agent & credit card commissions as well as the program administration costs, the remaining room revenue will be split 50/50 between you and the hotel. You will receive your share, less your contribution to your FF&E reserve, monthly. Room revenues exclude resort charges, taxes, and gratuities.

Q7: What is the FF&E Reserve?

Your FF&E Reserve is an account established solely for the maintenance, repair and replacement of the furniture, fixtures and equipment within your Residence and funded from your share of room revenue. The amount allocated to your FF&E Reserve will be 3% of room revenues in year1, 4% in year 2 and 5% in year 3.

Q8: Will rental revenues from different residences be combined into a rental pool?

No. Each residence will have separate income and expense accounts, and each owner's share of room revenue will be directly tied to the number of days their residence is rented.

Q9: How does the rotation system work?

To facilitate distribution of bookings for residences, an impartial rotational booking system among participating residences will be used, considering specific guest requests. There is no guarantee your residence will be rented for the same number of nights or receive the same rental revenue as other residences participating in the rental program.

Priority in rental bookings will be given to core hotel inventory of the same room type.

Q10: When will I receive statements of rental activity and income distributions?

Statements will be provided monthly within 20 days after month-end and payments will be distributed monthly within 10 days thereafter.

Q11. If I participate in the hotel rental program, how often may I use my residence?

There is no restriction on your usage of any part of your residence that has not been placed into the rental program. If you participate in the hotel rental program, your residence must be available for rent for a minimum of 6 months per year.

Q12: When can I make a reservation to use my residence?

Rosewood may accept hotel guest reservations for any rental period within 9 months of the date the reservation is made if you have not previously booked for the same period. To guarantee personal usage, therefore, you should book your dates more than 9 months (and less than 24 months) in advance.

There are no restrictions or blackout periods for personal usage.

Additionally, you may request to use your home at any time on a "space available" basis. Space available reservations will not be confirmed, however, until 30 days prior to the start of the reservation.

Q13: Do I need to be in-residence with my personal guests?

You may reserve your residence for usage by unaccompanied guests. You must specify the unaccompanied guests' names, addresses and telephone numbers in writing at least 15 days prior to their arrival date so that Rosewood can send them confirmation notices and arrival instructions. Unaccompanied guests are responsible for the same daily costs and fees that would apply to you for that period, and you remain responsible for any unpaid charges or damage to the residence or Hotel facilities.

Please note that you may only rent your residence through the rental program. Unaccompanied guests must be your personal invitees only and must not be providing payment or compensation of any kind for their stay.

Q14: Can I rent my residence outside of the rental program?

No. You may not provide use of your residence in exchange for payment or compensation of any kind, including exchange of use of another property except through the optional hotel rental program.

Q15: Is smoking permitted in my Residence?

Smoking is not permitted in any residence that is participating in the rental program.

Q16: Are pets permitted in my residence?

The residences will follow the same pet policy as the rest of the Hotel. Pets are allowed for owners and for guests but will incur additional cleaning fees upon departure. Owners may ban pets from their residences if they are allergic to them but acknowledge that this may impact the ability to rent the unit.

Q17: Who is responsible for taxes, assessments, fees, and other charges?

The owner will be responsible for payment of any applicable taxes, assessments, fees, and charges associated with ownership of your residence.

THE DECISION TO PURCHASE A PRIVATE RESIDENCE SHOULD BE SEPARATE AND DISTINCT FROM ANY DECISION TO PARTICIPATE IN THE RENTAL PROGRAM. NEITHER THE HOTEL OWNER, THE DEVELOPER NOR THE MANAGER MAKE ANY REPRESENTATIONS OR GUARANTEES OF ANY PROFIT OR PERFORMANCE ARISING OUT OF OR IN CONNECTION WITH THE RENTAL PROGRAM. THESE FAQS ARE NOT A SUBSTITUTE FOR THE TERMS AND CONDITIONS OF THE RENTAL PROGRAM AGREEMENT AND MAY CHANGE WITHOUT NOTICE. IF YOU PURCHASE A RESIDENCE AND DECIDE TO PARTICIPATE IN THE RENTAL PROGRAM, YOU SHOULD REVIEW ALL THE TERMS AND CONDITIONS OF THE RENTAL PROGRAM AGREEMENT CAREFULLY BEFORE SIGNING THE AGREEMENT AND SEEK PROFESSIONAL ADVICE IF DESIRED.