



FOUR SEASONS
PRIVATE RESIDENCES
ANGUILLA

AN AFFILIATE OF STARWOOD CAPITAL GROUP

RENTAL PROGRAM FAQs

Four Seasons Resort and Private Residences Anguilla is quickly becoming the most desired Caribbean destination for the world's most sophisticated travelers. For those fortunate few who become owners of a Four Seasons Private Residence Anguilla, the optional rental management program is an opportunity to create rental income when owners are not in residence. The Four Seasons Private Residences Anguilla rental management program is further described in the answers to these frequently asked questions.

01 Why should I consider the Four Seasons Private Residences Anguilla rental management program?

The Four Seasons Private Residences Anguilla rental management program allows your property to be rented as part of the hotel's inventory when you are away.

02 Am I required to participate in the rental management program?

You are not required to participate in the rental management program. It is offered as an option to Four Seasons Private Residences Anguilla owners.

03 What is the term of the rental management agreement?

The initial term of the rental management agreement is two years. The agreement will automatically be renewed for an additional term of two years unless you choose to terminate it.

04 Who will operate the rental management program?

The optional rental management program is operated by Four Seasons Resort and Private Residences Anguilla, which will also provide all accounting and reporting services to owners.

05 Is the Four Seasons Private Residences Anguilla program a rental pool?

No. Rental revenues from your residence are not pooled with rental revenues from other residences. You are paid based upon the revenues generated by your residence only.

06 If I enter the rental management program, am I limited in the number of days I can use my residence?

The majority of the units in the rental program are subject to a use restriction: no more than 90 days per year of owner usage are permitted (up to 60 days during high season and the remainder during low season).

07 Will joining the rental management program save me money?

There are savings available to purchasers who elect to participate in the rental program. By making this election, the Government of Anguilla will waive the 11.5% Alien Landholder License Fee from your closing costs. Additionally, the Government of Anguilla waives real estate taxes for five (5) years from the date of purchase, and provides an additional discount for so long as you participate in the rental program.

08 What ongoing expenses am I responsible for?

You are responsible for paying the annual Homeowner Assessment Fee associated with the Residences Homeowners' Association. The initial fee currently averages approximately \$33 per interior square foot per year. The Homeowners' Association will pay for, on your behalf, all utilities, taxes, property/casualty/liability insurance, common area maintenance, access to all resort amenities, and all wireless and telecom expenses.

09 What is the Furniture, Fixtures and Equipment (FF&E) reserve fund and what does it pay for?

Five percent of the revenue from your residence's rental will be placed in an FF&E reserve account to be used solely for your residence. This reserve fund will be used to periodically repaint, replace worn furnishings, make repairs and/or replace equipment, etc. in order to maintain the five-star quality of your residence.

10 As an owner, how often will my residence receive housekeeping during my occupancy?

Daily housekeeping will be provided on a complimentary basis to all hotel guests. Housekeeping services will be provided twice during each week of an owner occupancy period and a final cleaning of the residence will be provided after check out. Complimentary housekeeping services will be provided four (4) times each year.

11 What are the marketing and advertising services that will be provided for residences in the rental program?

Four Seasons and Four Seasons Private Residences Anguilla will market the rental residences within their global reservation system and website.

12 Will Four Seasons Resort and Private Residences Anguilla provide routine maintenance for my residence?

Yes, Four Seasons Resort and Private Residences Anguilla will provide all routine maintenance for your residence. However, if it becomes necessary to make a material repair or replacement(s) to your residence, Four Seasons Resort and Private Residences Anguilla will utilize your FF&E reserve account to pay for any associated expenses. Owner is responsible for any repairs in excess of the FF&E reserve.

13 How often will I receive rental income distributions?

Distributions, when payable, are made on a monthly basis via ACH or wire transfer to your designated bank account.

14 Will I receive a separate accounting for the rental of my residence?

Yes.

15 What determines the amount of income I will receive?

The rental management agreement provides that you will receive 50% of the net rental income, after allowance for payment of 12.75% of the gross rental income as a service charge to Four Seasons Resort and Private Residences Anguilla.

16 Can I obtain the actual occupancy-percentage history for a Four Seasons Private Residence Anguilla?

Actual historical occupancies for every property in the development are available upon request. However, while these represent actual historical occupancy rates, they may or may not be an accurate predictor of future occupancy rates and are not in any way guaranteed.

17 What happens if my residence is damaged?

If a hotel guest damages your property, the guest's credit card will be charged for the damage. Additionally, the Homeowners' Association maintains property and casualty insurance on each residence (including coverage for damages due to hurricanes). If repairs and/or replacements are necessary due to routine wear and tear, your FF&E reserve account will be utilized to pay for any associated costs.

18 How can I be assured that my residence will be treated fairly by the hotel management company as they determine which rooms are assigned to guests?

For rental purposes, your property will be grouped with other properties in the same property class, usually composed of properties that share the same floor plan. These properties will be rented using a computerized rotation system. Possible exceptions to the rotation system may occur when a hotel guest specifically requests a particular residence.

19 Do we gain Anguilla Resident Status if we purchase a Four Seasons Private Residence?

There are options for obtaining Residency by Investment in Anguilla. Purchaser should consult a professional to obtain further information on obtaining residency status.

20 Any tax benefits of living in Anguilla?

Anguilla has no direct taxation, with no income tax, capital gains tax, inheritance tax or corporate taxation. The government relies on customs duties to manage this almost zero tax jurisdiction. No need to worry about customs duties as a Four Seasons Private Residence is fully furnished. Property taxes are very low in comparison to international Standards.*