

**SBACorp** Licensed Seller of Travel ST37208

111 N. Frederick Ave. - Sixth Floor  
Daytona Beach, FL 32114  
Phone: 386-257-4904 Fax: 386-257-4905  
www.SBACOnline.com - [info@SBACOnline.com](mailto:info@SBACOnline.com)



TO:

<Contact>, residing at:  
<Address 1 >  
<City>, <State> <Zip>

*\*Your Requested Non-Exclusive Agreement for your Vacation Property*

Date: <Verify Date>

Dear <Contact>:

Thank you for choosing SBACorp to handle the marketing of your timeshare, vacation membership and/or right to use property. Our highly skilled team will help you every step of the way as we work together with you on the acquisition of prospects for the sale and/or rental of your vacation property.

Please review the property management agreement enclosed. After review, please contact our customer service department with any questions you may have in regards to our agreement. After signing, please be sure to promptly return agreement for immediate inclusion in all campaigns. If you are listing property for sale, please be sure to include a copy of your deed and/or purchase agreement to ensure a quick and precise title transfer upon acceptance of an offer.

Return Property Management Agreement by one of the following:

- via email to [support@sbaconline.com](mailto:support@sbaconline.com)
- via facsimile to 386-257-4905
- via U.S. Postal Service to:

SBACorp  
111 N. Frederick Ave. Sixth Floor  
Daytona Beach, FL. 32114

We will send out your owner marketing packet once we receive this agreement along with your deed/purchase agreement copy. The marketing packet will provide a resale and/or rental checklist along with understanding "Rent or Sale by Owner". The packet will also include marketing/advertising procedures, guidelines, a copy of your ad, also credit card receipt that will need to be signed and returned. If selling you will receive a sales contract downloaded from the State of Florida for your review. Keep this in your records in order to initiate a sales agreement once you have an acceptable offer.

Respectfully,

*SBACorp*

<http://www.VillaCondoRentals.com>

<http://www.BuyNRentTimeshare.com>

**Customer Service Dept. can be reached at 386-257-4904 for any questions that you may have.**

<Contact>, residing at:  
 <Address 1>  
 <City>, <State> <Zip>

DESCRIPTION	ADVERTISED SALE PRICE	RENTAL PRICE
<Resort Name> (<FIXED FLOATING><WEEK NO>)	\$<Sale Price>	\$<Rental> wk
<Resort Name 2> (<2ND RESORT FIXED FLOATING>)	\$<2ND SALE PRICE>	\$<2ND RENTAL> wk
<3RD RESORT NAME>(<3RD RESORT FIXED FLOATING>)	\$<3RD SALE PRICE>	\$<3RD RENTAL> wk
<4TH RESORT NAME>(<4TH RESORT FIXED FLOATING>)	\$<4TH SALE PRICE>	\$<4TH RENTAL>wk

**Initial/ Section 1 SBACorp:**

SBACorp is a Florida corporation that operates as a full service vacation property marketing firm. SBACorp provides multimedia advertising campaigns to assist buyers and sellers by providing timeshare information as well as a "For Sale by Owner" marketing program. Marketing programs includes, but is not limited to, timeshare presentations and online listings for timeshare, vacation memberships and right to use properties. All of which are referred to as "Timeshares". The Web Site(s), content, features and functionality provided by SBACorp are referred to together and separately as "the Service(s)"

SBACorp is a Licensed and Bonded Commercial Seller as per the State of Florida Statue Regulations 501, Part IV and holds the Licensed Certification as a Seller of Travel, Registration No. T37208. I understand that I am paying for a retainer of overall services that include advertising and marketing to procure potential prospects along with the assignment to an affiliate Licensed Mortgage Broker that will handle or simply oversee the title transfer process.

**Initial/ Section 2 Advertising:**

I understand that I have retained SBACorp's professional services along with their affiliates, in an effort to acquire potential prospects for my property that I want to 'sell by owner'.

A customer service rep. will be contacting you in an effort to review the initial campaign property ad that you authorized SBACorp provide. The services that are provided started on the date below based upon the recorded call for verification purposes according to FTC Rule.

Please call the Support Office at 386-257-4917 if you have questions.

111 N. Frederick Ave.  
Sixth Floor  
Daytona Beach, FL 32114

Date: <Verify Date>  
Account Number <Account>  
Agent License Number <Agent License>

### ➡ **Initial/Section 3 Property Pricing and Offers:**

SBACorp will allow me to negotiate the sale or rental of my vacation property without the involvement of commissions or brokerage fees. I am ultimately responsible to accept or decline any offers from potential prospects that are deemed financially qualified. SBACorp is not involved in determining the final sales or rental advertisement price of my vacation ownership.

### ➡ **Initial/Section 4 Closing and Financing:**

SBACorp will assign me to a Licensed Mortgage Broker affiliate at the time of accepting an offer to make sure I have all documents prepared to finalize the closing or title transfer. The potential buyer and client will utilize the title company that the said Licensed Mortgage Broker advises, or one that the potential buyer chooses. SBACorp is not the liable party in regards to the financing or closing of said property or properties. Licensed Mortgage Brokers and not SBACorp will provide possible financing to potential buyer(s). Once I have accepted an offer on said property for sale or rental, I will initiate by signing an Agreement of Sale. Upon signing, I am responsible for returning the agreement to the assigned Licensed Mortgage Broker to finalize with potential buyer and potential financial institution.

### ➡ **Initial/Section 5 Guarantee of Service:**

Due to various market conditions, SBACorp cannot make a guarantee as to the exact period of time it will take to sell or rent my vacation property. SBACorp assumes I will receive an acceptable offer for sale or rental within a six month period of time. If I have not received an acceptable offer for sale or rental within this time, SBACorp will continue to market my property for a twelve month term at no further expense to me.

I understand if I find a 'consumer' buyer for my property through any means other than through the efforts of SBACorp, there is a money back guarantee on the "sale by owner" portion of my retainer fee according to the Agreement Fee section below.

I understand that SBACorp provides me an option to receive a money back guarantee according to the Agreement Fee section below, if they cannot provide proof of 'any' type of marketing for prospects during a calendar month that I request. I understand I must allow a 14-21 day period to generate any reports.

### ➡ **Initial/Section 6 Billing Policy:**

All clients are required to provide SBACorp with accurate and complete billing information, including legal name, physical address, telephone number, and, if available, email address. SBACorp will send Advertising Agreement via email, fax or mail after verification and authorization of billing which occurs on the day of authorization. The client has the right to cancel these terms and conditions and SBACorp Agreement within 7 days of payment. If request is not received within the 7 day period, all charges invoiced and paid by the client shall be deemed to be valid and undisputed. Cancellations must be sent to SBACorp in writing within the 7 day cancellation period by the following procedures:

- via U.S. Postal Service to:

SBACorp  
111 N. Frederick Ave. Sixth Floor  
Daytona Beach, FL. 32114

111 N. Frederick Ave.  
Sixth Floor  
Daytona Beach, FL 32114  
State of Florida license# TC2954

Phone: 386-257-4904 Fax: 386-257-4905  
www.SBACOnline.com  
[info@SBACOnline.com](mailto:info@SBACOnline.com)

Date: <Verify Date>  
Account Number <Account>  
Agent License Number <Agent License>

TO <Contact> COMMENTS  
<Address 1>  
<City>, <State> <Zip>  
<Phone>  
Account Number <Account>

DATE	DESCRIPTION	INVOICE ID	AMOUNT
<Verify Date>	<Resort Name> (<FIXED FLOATING><WEEK NO>) - Retainer for Service	<Account>-1	\$
<Verify Date>	<Resort Name 2> (<2ND RESORT FIXED FLOATING>) - Retainer for Service	<Account>-2	\$
<Verify Date>	<3RD RESORT NAME>(<3RD RESORT FIXED FLOATING>) - Retainer for Service	<Account>-3	\$
CARD HOLDER NAME	LAST FOUR OF CARD	EXP	CVV
			AMOUNT PAID
			<Amount Sold>

**Initial/Section 7 Agreement Fee:**

On <Verify Date>, I authorize and consented via recorded phone call for SBACorp to perform services as well as authorizing the one-time fee for these services to be charged to my <Payment Type> <Credit Card or Check> Check Number <Check#> / Card (xxxx-xxxx-xxxx-<LAST4 CC>) in the amount: \$<Amount Sold>.

REMITTANCE	
<b>Card Holder Signature</b>	
<b>Print name</b>	
<b>Date</b>	
<b>I hereby verify</b>	<i>I understand that I have a guarantee of service according to terms under the 'Agreement fee' section of my agreement to retain SBACorp, along with explicitly agreeing to contact SBA Corp prior to any other sources in regards to questions, concerns, cancellation or any unclear information provided herein said agreement.</i>

**Initial/I understand the following:**

- That my multimedia marketing package has been started on this date <Verify Date> and my online advertisement identification number is <Listing ID>.
- After the initial 18month period of services if I want SBACorp to continue their advertising for potential prospects I have the ability to continue my agreement with no further expenditure to myself.
- I may receive a refund if I find a 'consumer' buyer according to Guarantee of Service Section once I have provided proof of purchase along with title transfer document. \*There is a 5% processing fee on any refund within the initial 12 month period and this processing fee increases to 50% thereafter the initial 12 month retained agreement period.

**I understand that this is a legal binding agreement and all information provided is correct.**