

# Leaseback Criteria & Rates

## RESORT MUST BE GATED AND HAVE CLUBHOUSE FACILITES

Recognised sub-divisions include, but are not limited to:

Windsor Hills

Emerald Island

Orange Tree

Highland Reserve

Solana

Calabay Parc

Aviana

Watersong

Bella Vida

Cumbrian Lakes

Hampton Lakes

Terra Verde

Westridge Manors

Southern Dunes

**Note:** Windsor Hills, Emerald Island, Highlands Reserve and Terra Verde will be considered for immediate entry into the 12 month programme.

## Monthly Gross Rates for Leaseback Homes

Two cleanings, tax and management fees will be deducted from these figures.

### Windsor Hills

Home Size	Executive	Executive Plus
4 Bedrooms	\$2,900	\$3,200
5 Bedrooms	\$3,200	\$3,500
6 Bedrooms	\$3,500	\$3,800

### Emerald Island

Home Size	Executive	Executive Plus
4 Bedrooms	\$2,700	\$3,000
5 Bedrooms	\$2,900	\$3,200
6 Bedrooms	\$3,200	\$3,500

### All Other Recognised Subdivisions

Home Size	Executive	Executive Plus	Platinum	Resort Executive	Resort Exec Plus	Resort Platinum
3 Bedrooms	\$2,000	-	-	-	-	-
4 Bedrooms	\$2,200	\$2,500	\$2,900	\$2,300	\$2,600	\$3,100
5 Bedrooms	\$2,400	\$2,600	\$3,000	\$2,500	\$2,700	\$3,200
6 Bedrooms	\$2,700	\$2,900	\$3,300	\$2,800	\$3,000	\$3,500

Home Specifications	Executive	Executive Plus	Platinum	Resort Executive	Resort Exec Plus	Resort Platinum
Pool Heating (Not solar)	X	X	X	X	X	X
Upgraded furnitue package	X			X		
Premium furniture package - wow factor		X	X		X	X
Two bedrooms with en-suite master		X	X		X	
3 bathrooms		X	X		X	
Two separate living / lounge areas		X	X		X	
TV & DVD in living area & master bedroom	X	X		X	X	
Spa			X			
Games Room - Pool table or Air hockey min			X			
Games Cube- PS2 or similar			X			
TV's in all bedrooms			X			
High Speed Internet Access			X			
Recognised Exec Subdivision per Tour Operator	X	X	X	X	X	
Free local & UK / Ireland calls			X			
<b>Resort Facilities</b>						
Heated Community Pool with spa & sundeck				X	X	X
Internet Access Café				X	X	X
Childrens Play Area				X	X	X
Sports Faciliteis - tennis, basketball etc				X	X	X
Clubhouse				X	X	X
Arcade Style games room				X	X	X
Fitness Room				X	X	X

Excel Villa Rentals  
501 East Oak Street, Suite A  
Kissimmee, Florida 34744



Fax: 407-344-2006  
USA toll free: 1-866-899-8661  
UK freephone: 0800 066 4578