

RENTAL AGENCY AGREEMENT
BETWEEN
UNIT OWNER AND THE SUMMIT ENTERPRISES OF PANAMA CITY BEACH, INC.

THIS AGREEMENT, made and entered into this _____ day of _____, 20_____, by and between SUMMIT ENTERPRISES OF PANAMA CITY BEACH, INC., (SEI), hereinafter referred as "Agency", and _____ hereinafter referred to as "Owner".

I. PURPOSE

Owner wishes to engage the services of the Agency as the *exclusive* Rental Agent to offer the Owner's property: unit #_____, THE SUMMIT on terms and conditions set forth below.

II. INCORPORATION OF CONDOMINIUM DOCUMENT

It is understood by the Owner that in entering into this Agreement, the provisions contained in the condominium documents and The Summit Owners' Association Bylaws, and/or Management Rules and Regulations will remain in effect.

III. STANDARD LIMITATIONS

The standard limitation of occupancy for the One, Two and Three bedroom units is as follows: Agency shall not knowingly rent to more than six persons at any one time for one and two bedrooms units and not more than eight persons at one time for three bedrooms units. Children will count as persons toward allowable occupants per unit.

IV. DEFINITIONS

The following definitions apply for the following words and terms when used in this document:

1. Owner: the individual person or persons or entity that is recorded on the unit's deed. For purposes of this agreement, the definition of individual owner includes the owner's children, stepchildren and owner's spouse (if not on the deed). In order for children and/or stepchildren to be recognized as "owner" for reservation purposes, the children's or stepchildren's names and dates of birth must be registered with the Rental Office by using Attachment A.
2. Owner's Guest (family): the Owner's mothers, fathers, sisters, brothers and grandchildren.
3. Owner's Guest (non-family): this group includes two categories of guests: 1) a guest that is personally booked by the Owner for which the owner receives rental money and the Agency receives a 15% commission fee and (2) a guest that is personally booked by the Owner for which the Owner receives no monetary or in-kind remuneration and exempt from Agency commission. The latter reservation has to be approved by SEI Manager or Rental Supervisor and the guest must present a completed copy of Attachment B upon check-in. Limited to 5 times per year with periods Mar 1-Apr 15 and Jun 1-Aug 15 excluded.
4. Referral: a reservation made as the result of an owner referring a paying guest to the owner's unit.
5. Paying Guest: A guest that pays the prevailing rate; i.e., rack rate or an advertised special rate.
6. Maintenance reservation: the unit is closed for maintenance and/or repairs.

7. Rack rate: the rental seasons' published rates that are established by management for each category of bedrooms prior to the beginning of each year.
8. Special rate: a one-time rental rate published by management for a specific time period.
9. Prevailing rate: the rate that is in effect at the time of the reservation; i.e., either the rack rate or a special rate.
10. Standard supply of linens, towels, toilet paper, bath soap, kitchen towels, dishwasher soap and trash bags is defined as the quantity in the unit sufficient to accommodate the number of occupants at the beginning of their rental period as determined by the Agency.

V. RENTAL SEASONS, RATES, REGISTRATION AND HOUSEKEEPING FEES

The rental seasons' rates, registration fees and housekeeping fees shall be established each year by the Manager and approved by the SEI Board of Directors. The Agency may, at its discretion, rent Owner's unit at a lesser rate, based on the local competitive situation and marketing analysis. The prevailing rental rate schedule is available from the Agency. Minimum stay is two (2) nights, and for holidays, three (3) nights minimum. Occupancy beyond weekly or monthly stays will be prorated per day based on weekly or monthly rates. Transferring occupancy to new or alternate tenant(s) shall be subject to additional registration fees established by the Manager and approved by SEI Board of Directors.

VI. ROTATION SYSTEM

The Resort Data Processing (RDP) system is used by The Summit to reserve all guests. When a unit is first placed on the rental program, the unit number is placed at the bottom of the rotation list which is based on monthly days of rental. Unless there is a specific request for a unit, when a reservation is requested, the reservation is made for the unit number at the top of the list. Following the reservation, the unit number goes to the bottom of the list. The unit number then works its way to the top of the list through attrition. If the unit at the top of the list is occupied or already reserved for the dates requested, the unit number remains at the top of the list and is considered for the next requested reservation. Every effort will be made by the Agency to equalize annual revenue within category; i.e., 1, 2 and 3 bedrooms. The following applies to the rotation system:

1. Owner and Maintenance reservations: the unit number does not drop to the bottom of the list.
2. Paying Guest, Referrals and Owner's Guest (family and non-family) reservations – the unit number does drop to the bottom of the list.

VII. RENTAL DETERMINATION PROCEDURES.

The Agency and Owner agree that all units under contract with Agency shall be rented on a systematic rotation basis. However, the Agency will rent Owner's unit at anytime outside of the rotation system should a guest specifically request Owner's unit. The personal use of a unit by the deeded Owner, owner's spouse and/or children and stepchildren will not affect the rotation system.

Exceptions to the rotation system policy may be made by the Agency due to unit non-availability (maintenance, repairs, etc.), date of owner's entry into the Rental Program, guest's health or medical problems, or refusal by the guest on the grounds of undesirability. It must be recognized that some units renting for the same rates would be preferred over others by the guests due to location, floor, décor, upkeep, etc. The Agency will insure that the Rental Office and its employees will maintain the integrity of the rotation system with a conscious effort to replace a rental when a reservation is cancelled or a guest requests a move to another unit due to preference other than due to condition of the unit. This policy will help insure that both Owner and rental customers' satisfaction is maximized without loss of rentals to a particular Owner in the program.

VIII. METHOD OF RESERVATION

Reservations for the various categories of guests shall be made as follows:

1. Paying guests: reservations, with deposit, may be made by telephone or email to the reservation desk or on-line through www.reservethesummit.com.
2. Owner: reservations may be made by telephone or email to the reservation desk or on-line through www.Reservethesummit.com.
3. Owner's Guest (family): reservations must be made by telephone or email to the reservation desk.
4. Owner's Guest (non-family) : : For a guest for which the owner receives remuneration - reservations, with deposit, may be made by telephone or email to the reservation desk or on-line through www.reservethesummit.com. For a guest for whom the owner receives no remuneration – reservations must be made with Agency management.
5. Referrals: reservations, with deposit, must be made by telephone or email to the reservation desk. A referral reservation will not be confirmed without a deposit as described in paragraph XV.

All reservations must receive a confirmation number. The Owner will not permit any person, whether family, guest, repairman, etc., to enter the premises without the coordination of scheduling through the Agency. Owner's Guests (non-family) must check-in at the front desk and pay the registration and housekeeping fees. An Owner's Guest for which the Agency receives no commission must present a completed copy of Attachment B upon check-in. Referrals must check in at the front desk and pay the rental fees, registration and cleaning fees. Owner's Guest (family) and Owner's children and stepchildren must check in at the front desk and pay the housekeeping fees. Guests must agree to check out by 10:00 a.m. on departure days if the unit is reserved for a guest that evening. If not reserved, these guests may request an extended check-out time from the reservation desk. If, through error of any party, a rental unit is in actual occupancy when a reservation error is discovered, the Owner will not require the existing guest's removal from Owner's unit.

An Owner's personally booked guest in their own unit will not be moved by the Agency to another unit without first contacting the Owner if there is a complaint by the Owner's guest. If the Owner's personally booked guest is moved to another unit at the request of the guest, the Owner of the unit in which the guest stays will receive the commission.

IX. RENTAL FEES AND COMMISSIONS

Rental fees and commissions for the various categories of reservations are as follows:

1. Paying Guest: the Agency shall receive twenty-five percent (25%) of the base rent fees plus cleaning fee(s) and registration fees for rentals as a result of the Agency efforts.
2. Owner's Guest (non-family): the Agency shall receive 15% of the rack rental rate for any rentals the Owner procures and rents without going through the Agency, *except* during the periods 2 July – 10 July 2010, 1 – 9 July 2011 and comparable dates in subsequent years; i.e., the Fourth of July week or weekend. During these periods, the Agency will receive 25% commissions. The owner must collect the rent, damage deposit and tax on any Owner's Guest (non-family) rental. The Agency will collect the appropriate cleaning and registration fees at check-in.
3. Referrals: The Owner will receive a 5% reduction in the commission rate when Owner personally, by telephone or email to the SEI Manager, Rental Supervisor or designee, refers a guest to the Owner's unit or any other unit on the rental program. The rental rate for the referred guest is the prevailing rate. When the guest checks in at the front desk, the guest will be charged the prevailing rate. If the Owner promises a guest a rate lower than the prevailing rate, the Owner is responsible for reimbursing the guest the difference between the prevailing rate and the rate quoted by the Owner. The Owner's monthly statement will reflect a management fee of 20% of the prevailing rate.
The Owner must receive and produce upon request a referral number obtained from the Agency at the time

of referral. Agency may place the guest in another unit should Owner's unit be occupied or reserved. Should this occur, Owner will be given credit for the referral days at 5% just as if the guest had stayed in the Owner's unit. Agency is not responsible should the referred guest wish to cancel the reservation altogether, be a no-show or, upon checking in decide not to stay in the Owner's unit because of the condition of the unit or any other reason

4. Owner and Owner's Guest (family): exempt from the 15% fee. Owner's Guest (family) and children/stepchildren must check in at the front desk and pay the cleaning fee. Owner's Guest (family) must pay the registration fee. Owners must pay the cleaning fee unless exempted as described in paragraph X.

The Agency shall inspect the unit prior to return of damage deposit to the guest, or in the case of Owner's Guest (family and non-family), notify the Owner within three (3) calendar days of any damage.

X. HOUSEKEEPING CLEANING RESPONSIBILITY OF OWNER AND OWNER'S GUEST

There will be a cleaning charge following Owner and Owner's Guest (family and non-family) use of the unit. This charge will be set by the Manager and approved by SEI Board of Directors.

The Agency housekeeping service is provided for Owners who participate in the SEI rental and remain within the terms of this agreement.

In order to maintain uniformity and conform to the Agency's housekeeping standards for the guests booked by Agency, Owners on the SEI rental program must use Agency's housekeeping services for cleaning the unit following an Owner's Guest (family and non-family) use of the unit. Owners only (not children or stepchildren) are allowed to clean their own unit after their personal stay; however, the Agency may inspect the unit prior to Agency booking guests to assure the Agency's housekeeping standards have been met. If the unit is not cleaned to the Agency's standard, the Agency will clean the unit and the Owner will be charged a housekeeping fee.

Owners that pay for housekeeping may exchange linens and towel and purchase supplies in accordance with the policy set forth in paragraph XI. An Owner's Guest (family and non-family) for which the Agency does not receive the 15% rental fee outlined in paragraph XI must pay for exchanging linen and towels and for additional supplies (toilet paper, soap, etc) at the rate set by the Manager. Owner's Guests that do pay the 15% rental fee may exchange linens and towels as set forth in paragraph XI. For Owner's who wish to self-clean, linen exchange during the stay is available for the regulated linen exchange service fee, which is set by the Manager.

XI. HOUSEKEEPING

Housekeeping shall be performed by the Agency following a guest's departure. Upon check-out, the unit will be cleaned and a standard supply of linen, towels and supplies will be provided. Linen and towel exchanges and additional supplies will be available only to Agency bookings for which the Agency receives a commission fee of 15% or greater. Owner's Guests (family and non-family) for which the Agency has not received a minimum 15% commission fee may purchase additional items at a rate set by the Manager. Linens and towels exchange will be available Monday – Friday only.

Two – four nights. Additional linens, towels and supplies will not be provided free of charge during the stay. Such items may be purchased at a rate set by the Manager.

Five – six nights. Towels may be exchanged once during this period. Linens may not be exchanged. Additional towels and linens and supplies may be purchased at a rate set by the Manager.

One week or more: Towels may be exchanged twice during each one week period. Linens may be exchanged once during each one week period. Additional linens, towels and supplies may be purchased at a rate set by the Manager.

One month: Towels may be exchanged twice each week. Linen may be exchanged once each week. Additional supplies will be provided as needed.

Annual Deep Clean: Annually, after Labor Day, a thorough detail cleaning will be performed in the unit, which includes behind and under stove and refrigerator, cabinets and under sinks, all drawers, under beds, fans, etc. This cleaning will be provided at a regulated charge established by the Manager and approved by the President. Owners may opt to clean their own unit to the standard set by Agency. Agency must inspect the unit after cleaning by the Owner, and, if Agency finds the unit unsatisfactory, Owner will be notified and the unit cleaned by Agency cleaning staff and billed to Owner at the regulated price.

Cleaning service will not be provided during long-term rentals.

Replacement of Standard light bulbs (not décor bulbs) and HVAC air handler filters will be handled by the Agency as a service at no cost to the Owner.

The Owner shall pay for three (3) bedspreads supplied by the Agency; one for the master bedroom and two for the bunk beds. This bedspread will be cleaned or laundered by the Agency. If the owner provides his/her own bedspreads, the Agency will clean or launder them, but the Agency will not be responsible for loss, damage or misplacement. Any special services or costs for cleaning/handling will be billed to the Owner.

XII. REPAIRS ARRANGED BY AGENCY

In the event the Owner desires repairs of any interior items or furnishings which are the Owner's individual responsibility, the Agency will, on request of the Owner, seek repair services to handle the matter from The Summit maintenance or independent contractor and thereafter bill the Owner through the Summit Owners Association Work Order system. The Agency may initiate repairs, including carpet cleaning, provided, however, it will not commit such repairs at the expense of the Owner for costs greater than \$200.00, per event, without prior clearance with the Owner, except where damages involve broken pipes, structural damage, etc. and where immediate repair is necessary to avoid greater damage. The cost of full maintenance of interiors of the unit is the Owner's financial responsibility including appliance and furniture repairs, interior paint, carpet cleaning, etc. It is specifically understood that the Owner will not rely on verbal or telephone instructions to the Agency unless a work order number is received for their request. Payment for the above repairs or services may be billed direct to the Owner or deducted from any rental income due to the Owner.

XIII. ADVERTISING AND PROMOTION

The Agency will carry on a vigorous advertising and public relations campaign to attract paying guests to the Summit. The Agency will maintain an attractive Rental Office convenient to guests.

XIV. INSURANCE

Owner shall retain public liability insurance with special renter endorsement with limits not less than three hundred thousand dollars (\$300,000) per person. The Owner shall provide Agency with a certificate indicating such insurance is in effect prior to use of Owner's unit in the SEI rental program and annually on October 1.

In a situation where an Owner has a loss of income and an Owner has a Loss of Income insurance policy, the Owner shall provide a copy of the insurance policy to the Agency. The Agency will determine if Agency can recover their loss of income without affecting the Owner's claim. If there is a cap on the Owner's insurance and it is reached before the Owner recovers his loss of income, the Agency will not attempt to recover its loss of income through the Owner's insurance.

XV. RESERVATION AND DAMAGE/LOSS DEPOSIT

Except for Spring Break, a reservation and damage/loss deposit in the amounts of \$200.00 (two hundred dollars) for one and two bedroom units and \$300.00 (three hundred dollars) for three bedroom units will be secured for each unit prior to the confirmation of any reservation or check-in. During Spring Break, reservation and damage/loss deposits will be \$500.00 (Five Hundred Dollars). Reservation and Damage/ Loss Deposits will be called "deposits" hereinafter. Exceptions may be made by the Manager and approved by the SEI Board of Directors.

1. Reservation. Upon receipt of a request for a reservation, the prospective guest will be advised that the reservation will be termed "tentative". When the deposits are not received within fourteen (14) days of the date the reservation is made, the reservation will be cancelled, removed from the records and a cancellation "form" forwarded to the prospective guest. When a deposit is received in the allotted time, it will be properly recorded and deposited in the program's "Deposit Account." A reservation "confirmation form" will be forwarded to the prospective guest. For walk-in guests or for reservations received by phone or mail with insufficient time to meet the fourteen (14) day requirement, deposits are secured upon check-in.
2. Deposit Return. Deposits will be returned when requested due to cancellation when cancellation is received fourteen (14) days in advance of arrival data. If within and including 14 (fourteen) days to the arrival date, the guest shall be charged one (1) night at regular rate as a cancellation fee and refunded any balance accordingly. Exceptions may be made at the discretion of the Agency in the event of extenuating circumstances, such as death in the family, accidents, injuries, etc., preventing guests from honoring their reservation. If deemed necessary by the Manager, the Agency may require documentation to prove such circumstances. After occupancy, deposits will be returned only after it has been determined there are no missing items and/or no damages to the unit. If there are items missing from the inventory or damage to the unit, all or a portion of the deposit will be held to underwrite the expenses of replacement or repair.
3. Credit to the Owner. If a deposit is retained due to cancellation, the Owner's percentage will be credited to Owner's account, to be paid during the next normal accounting cycle.
4. Limit on Damages/Losses. There will be no time at which an Owner will be reimbursed greater than the amount collected from the guest for damages/losses through the Agency. Restoration work and expenses become the responsibility of the Owner.

XVI. UNIT FURNISHINGS REQUIRED

Each Owner shall furnish their unit. It shall be the Owner's responsibility to provide Agency a detailed inventory of furnishings upon acceptance to the rental program and when adding or removing items thereafter. At least annually, the Agency shall inspect the furnishings to determine conformity with the Agency's required quantity, quality and condition. The purpose is to establish uniformity and a high standard for all rental units at The Summit to coincide with the uniform rental rates.

The Agency will not be responsible for additional items placed in units that are beyond the scope of the required inventory items. Owners who wish to provide such items will do so at their own risk.

XVII. MINIMUM STANDARD FURNISHING REQUIREMENTS AND SUGGESTIONS

Each Owner, at a minimum, shall maintain those items in the unit as listed in Attachments C and D and include floor covering. These items shall be maintained in good condition and cleanliness. The overall curb appeal shall reflect a "high caliber resort décor" as expected by guests.

XVIII. INSPECTION OF UNIT

The Agency will inspect the unit following departure of occupants and at other times the Agency feels is necessary to maintain the integrity of the unit. If there are damages/losses the Agency will act according to the provisions of this agreement and notify the Owner as needed.

Annually, the Agency shall conduct an inspection of the unit to assure the unit meets the standard of the rental program. Owner is encouraged to participate in this inspection. Results of the inspection shall be furnished to the Owner at the completion of an inspection. Owner will have thirty (30) days to bring the unit up to standard, or the unit shall be suspended from the rental program. The standard is set by the Manager as to the condition of the inventory and the condition of the unit. The Agency will determine if the standard is met. If the Owner disagrees the Owner may bring the objection before the SEI Board of Directors.

XIX. OWNER'S PRIVATE CLOSET

Owner's private closet shall be locked by the Owner. Agency shall not be liable for personal effects left in unit and in Owner's private closet. Owner shall leave a key to the Owner's closet with Agency in case maintenance personnel need access to area of Owner's private closet in performing their duties.

XX. TERMINATION

This agreement shall continue in force until terminated as follows: On thirty (30) days written notice from either party, this agreement may be terminated. FURTHER, IF THIS AGREEMENT IS TERMINATED BY EITHER PARTY, SAID OWNER MUST HAVE THE MANAGER'S APPROVAL TO RE-ENTER THE PROGRAM. IF OWNER'S REQUEST TO RE-ENTER THE PROGRAM IS DENIED BY THE MANAGER, THE OWNER MAY PETITION THE SEI BOARD OF DIRECTORS FOR RE-ENTRY APPROVAL.

This Agreement may be changed when deemed necessary by the Agency with approval of SEI Board of Directors. The Owner will be notified when this change occurs and will have the option of terminating this Agreement or staying with the SEI Rental Program.

XXI. ASSESSMENT

If the Owner fails to pay any periodic payment due to The Summit Owners Association, Inc. and said failure shall continue for a period of forty-five (45) days after Owner was invoiced for said assessment, then, in that event, The Summit Owners' Association, Inc. may at its option, submit the invoices to Agency who shall thereafter automatically remit to The Summit Owners Association, Inc. all future rent proceeds due Owner until Owner's account with The Summit Owners' Association, inc. is paid in full. It is expressly agreed that any disputes concerning the validity of any periodic assessment or change reflected on any invoice submitted to the Agency shall be between Owner and The Summit Owners' Association, Inc. and Owner hereby waives any claim that Owner may have against Agency for any payments made to The Summit Owners' Association, Inc. pursuant hereto.

XXII. GUARANTEES

Owner acknowledges that the Agency makes no guarantee written, verbal or implied regarding rental income or expenses and that no inducement or representations have been made to Owner regarding rentals or tax benefits to be derived by Owner through ownership or rental of the Unit(s). Owner should seek competent legal or accounting advice on such matters.

XXIII. ENFORCEMENT

In the event of a dispute between the parties arising out of this Agreement, the dispute shall be resolved by the Manager. If either party is not satisfied with the Manager's recommendation, the matter shall be referred to the SEI Board of Directors. In the event of any litigation hereunder, the prevailing party or parties shall be entitled to recover reasonable attorney's fee and all costs at all trials and appellate levels and in any arbitration or mediation. This agreement shall be governed and construed in accordance with applicable laws and regulations of the jurisdiction in which the premises are located. Jurisdiction for any dispute shall be in Bay County, Florida.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on day and year first written above.

OWNER:

SUMMIT ENTERPRISES OF PANAMA CITY BEACH, INC.

ATTACHMENT A

OWNER'S CHILDREN/STEPCHILDREN

I, _____, the recorded owner of Unit _____,
do hereby affirm that the following listed individuals are my children and/or stepchildren:

<u>Name</u>	<u>Date of Birth</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I understand that, upon arrival at The Summit and prior to occupying my unit, they will register at the front desk and pay the applicable cleaning fee.

Signature of Owner

ATTACHMENT B

NON-PAYING OWNER'S GUEST

I, _____, the recorded owner of Unit _____, do hereby authorize the bearer of this document, _____ to use my unit for the period _____ to _____.

I affirm that I have not and will not receive remuneration of any type, monetary or in-kind, for the use of my unit.

If, for any reason, it is discovered that I have received remuneration for the use of my unit, I will pay The Summit a commission of 15% of the rack rate for the period occupied.

Signature of Owner

Note:

1. Limited to 5 times per year with periods Mar 1-Apr 15 and Jun 1-Aug 15 excluded
2. Reservation must be made with Agency management.
3. Completed copy submitted by guest upon check in

**ATTACHMENT C
MINIMUM KITCHEN PACKAGE**

1 Each	Stove
1 Each	Dishwasher
1 Each	Refrigerator
1 Each	Microwave Oven
1 Each	Garbage Disposal
1 Each	Automatic Percolator or Coffee Maker
1 Each	Two-Slice Toaster
1 Each	Electric Blender
2 Each	Pot Holders
1 Each	18 Qt. Kitchen Waste Can
1 Each	1 Qt. Saucepan
1 Each	2 Qt. Saucepan
1 Each	Covered Dutch Oven
1 Each	10" Fry Pan
1 Each	Cookie Sheet
1 Each	2 ½ Qt. Teakettle
1 Each	Plastic Colander
1 Each	Vegetable Peeler
1 Set	Plastic Refrigerator Bowls (Use as mixing bowls)
1 Set	Kitchen Utensils 3 pc. (Slotted Spoon, Basting Spoon, Pancake Turner) - Plastic
1 Set	Kitchen Cutlery (Basting Knife, Sandwich Knife, Paring Knife)
1 Each	Glass Measuring Cup
1 Each	Plastic 2 ½ Qt. Covered Pitcher
1 Set	White China Service for Eight (8 Each 9" Dinner Plates, 8 oz. Cereal/Soup Bowls, 6" Saucers, 7oz. Mugs)
1 Each	6oz. Creamer
1 Each	6 oz. Sugar Bowl
1 Set	Stainless Steel Flatware (8 Dinner Knives, Dinner Forks, Teaspoons, Soup Spoons)
8 Each	10 oz. Beverage Glasses
8 Each	5 oz. Juice Glasses
8 Each	6 oz. Wine Glasses
8 Each	Steak Knives
1 Each	Corkscrew
1 Each	Cutting Board
1 Each	Can Opener (Manual not Electric)
1 Each	Egg Beater (Manual not Electric)
1 Each	Dust Pan
1 Each	Broom
1 Each	Mop

**ATTACHMENT D
ONE BEDROOM FURNISHINGS**

BEDROOM

King Size Bed	Night Stands (2)
Triple Dresser	Vertical Mirror
King Size Bed Frame	Television 12" or larger
Large Picture	King Size Spread
Pillows (3)	King Size Mattress Pad
King Size Blanket	Shower Curtain
Shower Hooks	Drapes/Blinds
2 Each Bathroom Waste Basket (Small)	Ironing Board
10 Each Plastic or Wood Hangers	Iron, Auto Shut Off
Alarm Clock	

LIVING ROOM

Drapes or Blinds	Queen Sofa Sleeper
Arm Chair or Love Seat	Coffee Table
End Table	Chairs, Dining (4)
Dining Table	Bar Stools (2)
Large Picture (2)	Mattress Pads Twin (2)
Bunk Bed Mattress (2)	Pillows (2)
Blankets (2)	

PATIO FURNITURE

Chaise Lounge	Chairs (2)
Table	

LIVING ROOM ACCESSORIES

Lamp or Fan with Light Hanging from Ceiling	Lamp, table or floor
*27" or larger Television	Television Stand
Pillows Sleeper (2)	Artificial Plants
Mattress Pad Queen (1)	Blanket (Queen)
Ash Trays-Small (3) Except Non Smoking Units	DVD and VHS Player

BUNK BEDS

Two (2) Twin Size Bedspreads