RENTAL PROGRAM

Updated on January 1st, 2026.

	Rent to the Owner	Owners permitted occupancy	FF&E Requirements
Program 1:	50% of Adjusted Gross Revenues from the Unit.	**28 Days total** (Two weeks in high season and two weeks in low season)	Standard FF&E and Accessory package required.
Program 2:	40% of Adjusted Gross Revenues from the Unit.	**42 Days total** (Three weeks in high season and three weeks in low season)	Standard FF&E and Accessory package required.
Program 3:	30% of Adjusted Gross Revenues from the Unit.	**84 Days total)** (Six weeks in high season and six in low season)	Standard FF&E and Accessory package required.

*High Season: December 21st – April 15th *Low Season: April 16th – December 20th

Initial Rental Program Fees:

- Enrollment fee - **$500**
- Initial FF&E Reserve account contribution-**$2,500**
- Contract length: Initial contract is for 18 months and then automatically renews every 12 months unless notified in writing by the owner 90 days prior to the renewal date)

Monthly fees:

The following fees are deducted from the gross revenue before the split:

- 5% Management fee
- 5% Travel Agent Commissions
- 2% Credit Card Commissions
- $4.00 per occupied room night (Trump Fee)
- Group meeting fee may apply.

The following fees are deducted from the gross revenue after the split:

- 4% of the gross revenue is moved to the FF&E Reserve account
- Liability insurance- Approximately $250 a month

Monthly Condominium Dues:

$2,484.77 for 2026.

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Fees for Owner Stays in Rental Program:

Options:

1. **Daily Cleaning fee for Unit Owner:**
    - **Deluxe Room/Deluxe Studio/Junior Suite: $40** plus tax
    - **One Bedroom: $50** plus tax
    - **Two Bedroom: $60** plus tax
2. **One time Cleaning fee for Unit Owner at the end of the stay:**
    - **All units $150** plus tax one time

Owner Guest Stays in Rental Program:

Options:

1. **Daily Cleaning fee for Unit Owner:**
    - **Deluxe Room/Deluxe Studio/Junior Suite: $40** plus tax and Resort Fee $49 plus tax
    - **One Bedroom: $50** plus tax and Resort Fee $45 plus tax
    - **Two Bedroom: $60** plus tax and Resort Fee $45 plus tax
2. **One time Cleaning fee for Unit Owner at the end of the stay:**
    - **All units $150** plus tax one time and Daily Resort Fee $49 plus tax

Resort fee and cleaning fee are subject to change at any time. Resort fee is mandatory for all guests

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PRIVATE UNITS REQUIRTEMENTS

Below you will see all the documents and requirements and fees that you should have in place to operate your unit(s).

DOCUMENTS AND FORMS

1. Completed Contractors form with all staff members allowed into your units. This includes Management Company, cleaners, handyman etc.
2. Country-Wide Full Background Check for all individuals allowed into your unit(s), license & bond.
3. For general contractors, we need license and insurance sent by the company to owner relations.
4. General Liability Insurance in the amount of $1,000,000 per occurrence, and naming International Resorts Management Group LLC; 18001 Holdings, LLC; 18001 Collins Avenue Condominium Association, Inc.; and Ocean Grande Property Owner's Association Inc. and their agents, assigns, and affiliates as additional insured. Workmen's Compensation Coverage (if Workmen's Compensation is not applicable a waiver must be submitted please refer to the Insurance Clause for requirements for the GL Insurance). We will need for you to provide us with a copy of your policy, and submit a copy of the Certificate of Insurance by the 1st day of every month.
5. Private Unit Owners must apply for and receive a City Short-Term Vacation Rental License in order to comply with city regulations. Once you have obtain the license we must have a copy of it for our records.
6. Under Florida Statutes 212.0305 and 125.0104 you will be required to collect and submit a 7% Florida State Sales tax and 6% Dade County Convention and Tourist tax on all rentals of 6 months or less. Please register for the 6% Dade County Convention and Tourist Tax contacting the Miami Dade County Tax Collections Office and you should contact the Florida Department of Revenue at 305-470-5001 for the 7% Florida State Sales Tax. Once you are registered we will need proof that you are complying with the requirements.

RESERVATIONS PROCESS

1. Private units **are not authorized to** use the **TRUMP** name on the title, description or in any other section of the listing, the hotel Logo, or pictures from the hotel's website.
2. You must notify us in writing when you have a reservation for your unit, 24hrs in advance minimum.
3. Send us an email with the unit number, guest's name, check in/out dates and the number of adults that are staying in the unit.
4. Make sure the guest's fees are clear and visible to them before booking, to avoid inconveniences.
5. Someone from the owner relations department will confirm the receipt of your reservation, otherwise resend it.

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MANAGEMENT OF UNITS

1. A mandatory $150.00 monthly fee will be billed to the management companies for administrative services provided.
2. As a private owner/manager you are responsible for resolving any issues that your guest may incur with this unit.
3. Private unit staff members and contractors are required to pay for valet parking visitor fee $25.00 if they choose to park in premises.
4. All units are non- smoking rooms. Should your guests chooses to smoke in this room, balcony or any common area a non-refundable $300 will be charged to the management company.
5. Units leaving the hotel program are turned in, cleaned and with all existing furniture. All hotel items are removed in advance.
6. TV cable box needs to be purchased, please contact Owner Relations in advance.
7. Please contact AT&T to have phone services installed.
8. The hotel staff (housekeeping and engineering) are exclusively available for units and guests in the hotel rental program. Requesting direct assistance from hotel staff and offering any sort of compensation is not authorized and will be penalized.
9. The hotel does not supply any in room services or amenities to private unit guests and/or owners.
10. There are no housekeeping cleaning services or Engineering services of any kind offered through the hotel.

FOR YOUR GUEST

1. Check in age is 21 years or older.
2. Guests will be charged a daily Access fee of $125.00 plus 7% tax for up to, the first 2 adults and $62.50+ each additional individual above the age of 12. For up to 4 individual in the unit as this is the occupancy max.
3. Valet parking overnight fee is $60.00 and $25.00 for visitor.
4. Private Unit Guests are not allowed to charge to the room, all charges must be paid at the time of consumption.
5. A handling fee for the receiving and delivery of packages of any kind will be charged. (Check hotel package policy for details.)
6. Guest are given an envelope upon arrival, including the Wi-Fi password, the passes to pool and beach area and a memo explaining they are in a privately managed units to avoid misunderstandings.
7. All guests are responsible to place their garbage in the trash can located inside the door marked “Service Area”.

FOR OWNERS

1. Owner of the unit will be charged $62.50 plus 7% of tax a day for the first 14 days and $49.00 (subject to change) for each additional day after that. This applies only for the owner and immediate family (spouse, children, and parents).
2. Owner of the unit, has one garage spot included via valet parking

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