

# **CUSTOMER RELATIONSHIP SUMMARY (FORM CRS)**

**GOLF HOST SECURITIES, INC. (CRD#11163)**

**dba INNISBROOK REAL ESTATE SERVICES**

36750 US Hwy 19N, Palm Harbor, FL 34684

<b>Introduction</b>	<p>Golf Host Securities, Inc. (GHS) is a</p> <ul style="list-style-type: none"><li>• Registered Broker-Dealer</li><li>• Licensed Florida Real Estate Corporation</li><li>• Member Financial Industry Regulatory Authority (FINRA)</li><li>• Member of the Securities Investor Protection Corporation (SIPC)</li></ul> <p><i>This firm is not affiliated with financial and investment institutions. This firm does not have referral or financial arrangements with other broker dealers. This firm does not carry customer accounts.</i></p>
<b>What investments services and advice can you provide me?</b>	<p>The GHS financial professionals sell Innisbrook Resort properties which offer an <i>optional</i> Rental Pool program. They provide information and assist clients in understanding the various opportunities for ownership of Innisbrook properties offered for sale and their potential use as vacation or permanent residences or use as a rental property. GHS does not provide recommendations to retail investors in securities. Again, GHS does offer the Rental Pool Program to purchasers of property but the determination to invest in the program is entirely yours. GHS does not offer any other investments. Therefore, you will be limited in the services you receive and the opportunity to invest in other securities which may be available to you through other firms. GHS does not provide ongoing monitoring of accounts or investments. The financial professionals offer their extensive experience in interpreting and understanding the various rules, regulations as well as benefits and restrictions set forth in the many governing documents at Innisbrook, such as the Salamander Innisbrook Club's Code of Regulations, Innisbrook Condominium Association's Rules and Regulations, the Salamander Innisbrook, LLC's Master Lease Agreement to accommodate the goals and expectations of the potential purchasers.</p> <p><b><u>Conversation Starter:</u></b> <i>You may want to ask the sales representative: "Given my financial situation, should I choose a brokerage service? Why or why not? How will you choose investments to recommend to me? What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?"</i></p>
<b>What fees will I pay?</b>	<p>You will pay fees and costs whether you make or lose money on your investment. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying, which will include, but are not limited to: a club initiation fee, quarterly club dues, quarterly HOA fees, electric service, telephone service, real estate taxes, insurance, maintenance costs, annual cleaning fee.</p> <p><b><i>Additionally, the costs involved with the initial purchase of an Innisbrook property may include:</i></b> Good Faith Deposit, Proration of Association Maintenance fee and RE Taxes, Recording of Deed, Inspection fees, Electric service deposit, Association Transfer fee, Title agent fee, Courier fee, Club Initiation fee, Escrow minimum deposit fee. No fees are paid to the financial professionals by the client.</p> <p><b><u>Conversation Starter:</u></b> <i>You may want to ask the sales representative: "Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me?"</i></p>

<p><b>What are your legal obligations to me when providing recommendations?</b></p> <p><b>How else does your firm make money and what conflicts of interest do you have?</b></p>	<p>We do not provide recommendations. The way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the services we provide you. Here are some examples to help you understand what this means. As discussed above, GHS is engaged by Innisbrook Resort to sell Innisbrook properties and to offer purchasers the opportunity to participate in the Rental Pool program. This arrangement creates a conflict of interest as our offering is limited to the Innisbrook properties and the related Rental Program.</p> <p>GHS and its licensed financial professionals provide to you representation that includes: Dealing honestly and fairly with your best interest at the forefront; Accounting for all funds; Using skill, care and diligence in the transaction; Disclosing all known facts that materially affect the value of the real property and are not readily observable; Presenting all offers and counteroffers in a timely manner.</p> <p>GHS source of income is provided by charging a percentage of the sales price to the seller of an Innisbrook property for our services of marketing and selling their property.</p> <p><b><u>Conversation Starter; You may want to ask the sales representative:</u></b>  <i>“How might your conflicts of interest affect me, and how will you address them?”</i></p>
<p><b>How do your financial professionals make money?</b></p>	<p>The seller of an Innisbrook property pays a percentage of the sale price to GHS; the financial professionals are compensated by GHS with a salary plus a sales commission which is a fraction of the fee paid to GHS by the seller. The financial professionals' compensation is not influenced in any way by the intended use of the condominiums by the potential purchasers (eg; regardless if a condominium is purchase as a permanent residence, a vacation home or for Rental Pool participation).</p>
<p><b>Do you or your financial professionals have legal or disciplinary history?</b></p>	<p>No, our financial professionals do not have legal or disciplinary histories. No, our firm does not have any legal or disciplinary histories.</p> <p><b><u>Conversation Starter; You may want to ask the sales representative:</u></b>  <i>“As a financial professional, do you have any disciplinary history? If so for what type of conduct?”</i></p>
<p><b>Additional Information</b></p>	<p>For additional information about GHS, visit <a href="http://www.brokercheck.finra.org">www.brokercheck.finra.org</a>. If you have any questions about the contents of this relationship summary, would like to request up-to-date information, or for a copy of this relationship summary, please contact us by calling 727-942-5210.</p> <p><b><u>Conversation Starter; You may want to ask the sales representative:</u></b>  <i>“Who is my primary contact person? Are they a representative of an investment adviser or a broker dealer? Who can I speak to if I have concerns about how this person is treating me?”</i></p>