



SOUTH MAIN

## Vacation Rental Pool

### Program Highlights:

- 24/7 on-site assistance. We are here around the clock to assist guests with whatever they might need, whether it's an actual emergency or just lost keys. Also, unlike many vacation rental management companies, each team member has been in all of our properties so can speak about each one in an authentic way instead of reading from a bullet point list of features.
- Completely hands-off for the owner. We simply mail you a check each month.
- Maximum exposure via listings on Airbnb, VRBO, Flipkey and the South Main website.
- Access to maintenance personnel. We correct all sorts of maintenance issues on a daily basis. While we do pass along the cost of this maintenance on occasion, most of the time we're handling it behind the scenes as a service to you and our guests.
- We select, order, store and manage all consumables. Soap, shampoo, conditioner, coffee, tea, paper towels, toilet paper, sheets, mattress pads, pillows, pillow protectors, pillowcases, towels, hand towels, wash cloths, tub mats, batteries, light bulbs and so on. This makes the process easy for you and helps to ensure that guests always have what they need.
- We have streamlined the landscaping process by partnering with Desert Mountain Landscapes. They will be completing miscellaneous landscaping maintenance during the summer, a larger cleanup/winterizing in the fall, and then another cleanup/assessment in the spring. They will be billing on an hourly basis and, since each property is different. We pass along the cost for your property to you.
- As a special perk for South Main Vacation Rental guests, we provide two Wesley & Rose drink tokens (a \$20+ value) for each reservation.

### Costs/Fees

- Management Fee:
  - 35% of rent for nights 1 through 6
  - 25% of rent for nights 7+
- Consumables fee of \$2.50/night multiplied by the maximum allowed occupants

- Linen Program: We are ramping up our effort to establish South Main Vacation Rentals as a high-end hospitality brand. As such, we are taking our linen/bedding program to a new level by providing very high-quality mattress pads, sheets, duvets and duvet covers, pillows and pillow protectors for each bed. And as always we stock homes with high quality coffee, tea, soap, shampoo, conditioner and paper consumables. All of this goes a long way towards differentiating our properties from the competition and exceeding guest's expectations. Both the upfront and ongoing replacement cost of linens as well as all of the other consumables is quite substantial, so we're asking to share part of this cost with you. While upgrading linens, bedding, etc. will cost both a little more, we truly believe it will help to ensure a very high quality experience for each guest and in turn increase revenue. Please reach out to get an accurate quote for the linen program in your home.
- Cleaning cost:
  - We're standardizing the cleaning cost we charge for each stay as follows:
    - 1-4 occupant properties: \$75
    - 5-8 occupant properties: \$100
    - 9-15 occupant properties: \$150