



Vacation Rental 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, Booking.com 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.
- To both ensure an exceptional experience for our guests and to reduce the upfront cost and workload of setting up a vacation rental for owners, as part of our fee we select and stock:
 - Kitchen items, including but not limited to dishware, flatware, cups, glasses, cooking utensils, mixing bowls, knives, pots, pans and baking dishes.
 - Linens, including sheets, mattress pads, pillows, pillow protectors, pillowcases, towels, hand towels, wash cloths and tub mats.
 - Consumables such as soap, shampoo, conditioner, coffee, tea, paper products, light bulbs and batteries.
- As a special perk for South Main Vacation Rental guests, we provide two Wesley & Rose drinktokens (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