

I LOVE VACATIONS

We Value **TRANSPARENCY**

I Love Vacations and Owner Responsibilities

Owner Responsibilities

<ul style="list-style-type: none">• HOA Dues• Homeowner Insurance: Including Landlord Policy	<ul style="list-style-type: none">• Home Utilities<ul style="list-style-type: none">◦ Water, Sewer, Trash, Gas, Power, Cable, Internet• Property taxes
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Owner Expenses That We Coordinate

<ul style="list-style-type: none">• Landscaping• Snow Removal• Window Cleaning• Carpet Cleaning• Hot Tub & Pool Servicing• Noise Monitoring Devices (Where required)	<ul style="list-style-type: none">• Pest Control• Firewood (Where needed)• Deep Cleans (Performed Bi-Annually)• Housekeeping For Owner & Guest of Owner Stays• Trash Removal Service (Where required)	<ul style="list-style-type: none">• Local Permits & Registration Fees• Maintenance Items<ul style="list-style-type: none">◦ Bulbs, Filters, Salt Pellets, Propane Tanks, etc.• Yale Lock & Installation• Preventative Maintenance
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I Love Vacations Responsibilities

<ul style="list-style-type: none">• Marketing<ul style="list-style-type: none">◦ Pay-Per-Click Ads, Google SEO, Personal Website, Email & Print Marketing, Social Media, Local Tourism Marketing• Listing Fees on All Third-Party Sites<ul style="list-style-type: none">◦ VRBO, Airbnb, Marriott Homes and Villas & Others• Professional Photography<ul style="list-style-type: none">◦ Staging, Matterports (3D Tours), Drone Footage, Virtual Tour, HD Photos• Concierge Services<ul style="list-style-type: none">◦ Guest Service, Preferred Partnerships, 24/7 Live Person Help, Welcome Book with both Physical & Electronic Instructions• Welcome Guest Gifts	<ul style="list-style-type: none">• Revenue Strategies<ul style="list-style-type: none">◦ Key Data, Wheelhouse (Exclusive Dynamic Pricing) & Revenue Team• Accounting<ul style="list-style-type: none">◦ Owner Portal Software: Provides a live feed of rental income, maintenance requests, & expenses◦ Streamline Software◦ Annual 1099's Year-End Statement: includes all reservations & maintenance items for the year◦ Third Party Sales Tax Collection/Payments using Avalara• Insurance<ul style="list-style-type: none">◦ \$2 million Additional Liability Policy	<ul style="list-style-type: none">• Property Care<ul style="list-style-type: none">◦ Weekly Maintenance & Security Inspections◦ Breezeway (Task & Maintenance Software)◦ Lynx Lock Monthly Subscription• Luxury Linens & Consumable Items<ul style="list-style-type: none">◦ Sheets, Towels, Pillow Cases, Hot Tub/Pool Towels, Dish Towels, Wash Cloths, Hand Towels, Makeup Towels◦ Shampoo, Conditioner, Body Wash, Hand Soap, Lotion, Dish Soap, Dishwasher & Laundry Detergents, Toilet Paper, Paper Towels, Tissues, Trash Bags, Sponges• Compliance Officer<ul style="list-style-type: none">◦ Ensures all permits are processed correctly through City, Counties, & State
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I LOVE DRIPPINGS SPRINGS **I LOVE CABO** **I LOVE 30A** **I LOVE HAWAII** **I LOVE SEDONA**
I LOVE WHITEFISH **I LOVE PARK CITY** **I LOVE ST. GEORGE** **I LOVE SCOTTSDALE**