

# *Our Services to You!*

At GB Rhent LLC, we care for your home like it's our own. When you work with us, you're hiring a team dedicated to the maintenance, security and success of your property. We want to make sure you have a good grasp of our amazing benefits and services included in our management fee. Guest bookings and services to on the ground inspections and upkeep are just a small piece. All operations are performed by local teams, making it easier to stay on top of your vacation home. Our comprehensive, hassle-free, tech-enabled property management platform creates listings, manages daily operations, optimizes pricing, and monitors your property 24/7 so that you can focus your time on higher-value activities.

*Here's a snapshot of what's included in our fee:*

## *Administration:*

- No setup fee
- No credit card fees
- No advertising fees
- No administration fees
- No contract
- No fees for home visits

## *Operations:*

- List property on several booking websites, including Airbnb
- Set dynamic nightly pricing and stay lengths to optimize revenue
- Coordinate the contactless check-in and check-out process
- Secure property with Smart Locks and other Smart Home tech
- Lost and found management
- Administrative time coordinating repairs (communicating with owner, finding parts, etc)
- Comprehensive initial inspections (short term rental checklist)
- Track applicable county/city permits
- Manage and coordinate our local vendors networks to clean and service your property
- Provide 24/7 guest service by responding to all guest messages or issues
- Conduct guest screening and verification to protect your property like it's our own
- Provides transparent insights and metrics so you have access to your property's performance
- Maintenance equipment tracking
- Inspection and general diagnostic checks
- Arrangement for emergency or necessary repairs at owner's expense

### ***Marketing:***

- Strategic advertising, targeting the people most likely to book
- World-class marketing unique to each home
- Manage guest reviews
- Constantly analyzing your homes performance
- Professional HDR photography
- Sophisticated rate optimization technology
- Online listings unique to your home on sites like VRBO, Airbnb, Booking.com, and more!

### ***Interior Maintenance:***

- Full cleans after every stay
- Light Bulb replacement
- Toilet seat tightening
- Vacuum bag and belt replacement
- Starter supplies for each reservation
- Internet/cable troubleshooting
- Smoke detector, CO2 detector and fire extinguisher inspection
- Cleaning-related laundry

### ***Owner Responsibilities:***

- Basic utilities (gas, water, electric, WiFi)
- Normal wear and tear (furniture, vacuums, etc.)
- Appliance repairs and replacements
- Electrical malfunctions
- Yard maintenance including snow removal
- Roof/gutter cleaning and maintenance
- Plumbing issues

# What Your Rental Needs

Successful rentals come with essential comforts

## GB Rhent Provides:

- 👍 Hand soap
- 👍 Dish soap
- 👍 Dishwasher detergent
- 👍 All-purpose cleaner
- 👍 Sponges
- 👍 Kitchen hand towels
- 👍 Paper towels
- 👍 Garbage bags
- 👍 Laundry detergent
- 👍 Dryer sheets
- 👍 Body wash/Shampoo

## General:

- ☐ Doormat at each door outside
- ☐ Garbage container
- ☐ Recycling container (required if city recycling available)
- ☐ Specialty light bulbs (if needed in the home)
- ☐ Ironing board
- ☐ Art
- ☐ Window coverings

## Living and dining rooms:

- ☐ Couch or sofa
- ☐ Throw blankets (max. 1 per sofa)
- ☐ Coffee table
- ☐ Smart TV or streaming device
- ☐ WiFi
- ☐ Lighting
- ☐ Art
- ☐ Area rug
- ☐ Rug grippers
- ☐ Window coverings
- ☐ Dining table
- ☐ Enough chairs for your max.

## Bedrooms:

- ☐ Window covers
- ☐ Linens and blanket storage
- ☐ Nightstand
- ☐ Lamp
- ☐ Dresser
- ☐ Hangers or hooks
- ☐ Outlet near the bed
- ☐ Headboard
- ☐ Thick mattress
- ☐ Waterproof mattress protector
- ☐ 2 fitted and flat sheets per bed
- ☐ 1 Duvet or comforter per bed
- ☐ 4 pillows and pillowcases (per full-sized bed & up) 1 protective pillow cover per pillow
- ☐ Extra sheet sets and blankets for fold-away beds Bed skirts for metal frame beds
- ☐ Window treatments

## Bathroom:

- ☐ Towel rack for 2 towels (at least)
- ☐ Under-sink or in-cupboard storage for amenities Shower curtain and liner (unless not necessary) Clear surface space
- ☐ Trash can
- ☐ New shower head
- ☐ Toilet plunger and toilet brush
- ☐ Window treatments
- ☐ Tissues
- ☐ Toilet paper

### Kitchen:

- ☐ Coffee maker (plus coffee filters and instructions)
- ☐ Toaster
- ☐ Microwave
- ☐ Blender
- ☐ Spoons (set of 8)
- ☐ Forks (set of 8)
- ☐ Butter knives (set of 8)
- ☐ Steak knives
- ☐ Drawer organizers for dining and cooking utensils
- ☐ Bowls (at least 1.5 per person)
- ☐ Plates (at least 1.5 per person)
- ☐ Cups and glasses (at least 1.5 per person) Coffee mugs (at least 1.5 per person) 1 1/2-quart covered saucepan
- ☐ 3-quart covered saucepan
- ☐ 8-quart covered stockpot
- ☐ 4-quart covered sauté pan
- ☐ 10-inch non-stick skillet
- ☐ Baking dish
- ☐ Roasting pan
- ☐ Sharp knives (at least 3)
- ☐ Clean kitchen towels (at least 10)
- ☐ Ladle
- ☐ Slotted spoon
- ☐ Cutting boards (2)
- ☐ Spatula
- ☐ Tongs
- ☐ Mixing spoons
- ☐ Mixing bowls
- ☐ Measuring cups
- ☐ Measuring spoons
- ☐ Oven mitts
- ☐ Strainer
- ☐ Can opener

### Accessible Bathroom:

- ☐ Handrail next to the toilet
- ☐ Handrails in the shower
- ☐ Shower seat
- ☐ Shelving at a lower, more accessible height

### Outdoors

- ☐ Outdoor table and seating
- ☐ Patio umbrella or other sun protection
- ☐ Beach supplies (towels, chairs, beach umbrella, and sand toys)
- ☐ Outdoor lighting
- ☐ Outdoor blankets

### Kid-friendly items

- ☐ Portable play yard
- ☐ High chair
- ☐ Child safety locks
- ☐ Corner guards and safety bumpers
- ☐ Outlet covers
- ☐ Kid-friendly stair gates
- ☐ Bed rails

### Dog-friendly items (if allowed)

- ☐ Plastic dog bowls
- ☐ Furniture and carpet cleaner
- ☐ Small towels to wipe muddy paws
- ☐ Dog bed with machine-washable cover
- ☐ Dog waste bags

Safety & utility:

- ☐ Step ladder
- ☐ Broom/dust pan
- ☐ Battery-operated candles (in case of power outage, to be kept under sink)
- ☐ Fire extinguisher
- ☐ Smoke detector
- ☐ Carbon monoxide detector
- ☐ First aid kit

Cleaning supplies:

- ☐ Vacuum cleaner
- ☐ Rubber gloves
- ☐ Disinfecting wipes
- ☐ Multi-surface cleaners
- ☐ Glass cleaners
- ☐ Odor removers
- ☐ Mold and mildew remover
- ☐ Degreaser
- ☐ Spray bottles
- ☐ Mop
- ☐ Cleaning cloths

If you have any questions about this list please reach out to us! [info@gbrhent.com](mailto:info@gbrhent.com)