



Gather's Signature Property Management

Signature Services:

	INCLUDED
DEDICATED PROPERTY MANAGER	Dedicated licensed and insured property manager
	Initial property set-up of up to ten hours
	Maintenance coordination including management of all vendors
	Periodic property inspections (check-in and check out, quarterly, bi-annually)
	Seamless guest arrival and greeting
	Negotiated special project rate - \$90 per hour
	All vendors screened annually for license and insurance compliance
	Trust Accounting with daily reconciliation
	Vendor bill pay
	Damage insurance and liability protection
FINANCE TEAM	Personalized owner portal for easy online access
	Short term rental tax filings
	Reservation credit card fees not billed to owner
	Unlimited guest support leading up to trip, during stay, and post checkout
	Guest pre-arrival Concierge Services
	7 days per week professional Reservation Sales Team
	Guest verification screening
	Multi-channel calendar management
	Direct booking integration and listing optimization on top platforms
	Robust marketing to expansive travel agent network
GUEST SERVICES	Professional property photography
	Matterport Virtual Tour
	Annual VRBO marketing subscription (\$600 value)
	Integrated digital marketing strategy (database, social media, paid & organic leads)
	Dedicated revenue management team
	Owner designated special guest rates for 'friends and family'
	Dynamic demand-based pricing optimization
	10% management fee reduction on owner guest referrals
	Exclusive deals on stays at other Gather properties ¹
	Energy savings technology (hardware actual cost ² , subscription \$15 per month)
MARKETING	Noise monitoring technology (hardware actual cost ² , subscription \$15 per month)
	Smart-lock technology (hardware actual cost ² , subscription \$15 per month)
	Video tour of property (actual cost ²)
	Drone (where legal), twilight, and evening photography (actual cost ²)
	Individual hosted property website (\$1000 setup + \$200 per year)
RATES & REVENUE	
A LA CARTE OFFERING	



LOCAL KNOWLEDGE & EXPERTISE



DATA DRIVEN REVENUE MANAGEMENT STRATEGY



PREMIER GUEST EXPERIENCE



SUPERIOR HOME CARE & HOUSEKEEPING



ROBUST SALES & MARKETING EFFORTS



TRANSPARENT AND COMPREHENSIVE TRUST ACCOUNTING

¹ Discounts are from the full rack rate, not to be combined with any other discounts or promotions.

² Estimate will be provided to owner in advance for any selection billed to Owner at Actual Cost.



Property Management A la Carte Options

Elevating Luxury Vacation Rental Management

At Gather, we understand that every luxury vacation rental property is unique and deserves special attention to detail. That's why we offer a range of add-on services designed to enhance the guest experience and maximize the value of your property. Whether showcasing your property with stunning visuals, implementing cutting-edge technology for energy savings and security, or providing personalized websites for individual properties, our A la Carte Services go above and beyond to ensure that your property stands out from the rest.

With our commitment to excellence, we aim to exceed your expectations and deliver an unparalleled level of service, allowing you to maximize the return on your property investment. Discover the true potential of your luxury vacation rental with Gather's A la Carte Services.

MARKETING SERVICES

Walk Through Property Video



Actual Cost*

Elevate visibility and boost bookings for your vacation rental. Showcase your property's unique features and ambiance, captivating potential guests and increasing conversion rates.

Enhanced Photography



Actual Cost*

Showcase your vacation rental with stunning drone (where legal), twilight, and seasonal images. Stand out, inspire bookings, and leave a lasting impression.

Individual Hosted Property Website



\$1000 setup + \$200/year

Maximize your luxury vacation rental's visibility with a personalized online platform. A hosted website with images and linked calendar visibility.

TECHNOLOGY SERVICES

Noise Monitoring Technology



We'll proactively detect and prevent parties or disturbances, safeguarding the integrity of your property.

Hardware Actual Cost* | Subscription \$15/month

Smart-Lock Technology



Simplify guest access and enhance security. Guests enjoy convenient check-ins with digital codes or smartphone integration.

Hardware Actual Cost* | Subscription \$15/month

Energy Savings Technology



Optimize guest comfort and reduce costs with our state-of-the-art solution. Maximize your property sustainability and minimize energy waste.

Hardware Actual Cost* | Subscription \$15/month