

OWNER PRICING OVERVIEW

Vacation Rental Management Plans

Choose the level of support that fits how involved you want to remain. Both options include hands-on local operations, guest care and property oversight.

13% Co-hosting	15% Full-service management	\$250 Off-season monthly minimum
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Choose your management level

PLAN DETAIL	CO-HOSTING	FULL-SERVICE MANAGEMENT
Management fee	13% management fee; calculation basis is defined in the signed agreement	15% management fee; calculation basis is defined in the signed agreement
Best fit	For owners who want to keep their listing accounts and booking payouts while Luxe manages daily hosting operations.	For owners who want Luxe to manage the booking funds, operational accounting and day-to-day rental activity.
Payout structure	Owner remains the primary payout recipient on owner-held platform accounts. Luxe receives automated splits where available; otherwise fees are invoiced.	Booking funds are received by Luxe. Management and pass-through charges are accounted for before the owner's net disbursement.
Routine billing	Invoices are used whenever a platform does not route Luxe's co-hosting fee or cleaning funds directly to Luxe.	No separate routine invoice for management or cleaning fees; they are reflected in the owner's accounting and statement.

Both plans include

• Guest communication before, during and after stays • Calendar, reservation and pricing oversight • Listing optimization, promotions and gap-filling support • Turnover scheduling and cleaning coordination	• Property inspections, condition reporting and restock visibility • Routine maintenance and vendor coordination • Guest issue response and after-hours property support • Ongoing performance review and owner communication
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CLEAR MONEY FLOW

How Fees & Cleaning Are Handled

The invoice method changes by plan and booking channel - the rate does not. The goal is to keep every payout, cleaning charge and management fee easy to trace.

CLEANING IS A PASS-THROUGH CHARGE

Cleaning is priced separately for each property and is not included in Luxe's management percentage. Guest-paid cleaning money is used to cover the turnover service. When that money is paid to the owner instead of Luxe, Luxe invoices the owner for the cleaning amount received.

What the owner will see

PLAN / CHANNEL	WHERE BOOKING FUNDS GO	HOW LUXE IS PAID
Co-hosting Airbnb	The owner receives the reservation payout, except for any amounts Airbnb is configured to route directly to Luxe.	Where automated payout sharing is available and configured, Luxe's co-hosting and/or cleaning amounts may be routed automatically. Any amount not routed is invoiced.
Co-hosting Vrbo + Booking.com	The owner receives the platform payout, including guest-paid cleaning funds.	Because these channels do not separate Luxe's co-hosting fee and cleaning funds for payout, Luxe invoices the owner for the 13% co-hosting fee due and the cleaning amount received.
Full-service All channels	Booking funds are received and accounted for by Luxe under the full-service structure.	Luxe accounts for the 15% management fee and pass-through cleaning before the owner's net disbursement. No separate routine invoice is issued for those fees.

An invoice does not add a second cleaning or management charge. It transfers to Luxe the amounts that were included in the owner's platform payout but are owed to Luxe under the management agreement.

\$250 off-season monthly minimum

During the off-season period identified in the management agreement, the management fee is the greater of the applicable percentage fee or \$250 per managed property for that month.

WHEN THE PERCENTAGE IS LOWER

If the monthly percentage calculation is \$130, the \$250 monthly minimum applies.

WHEN THE PERCENTAGE IS HIGHER

If the monthly percentage calculation is \$300, the \$300 percentage fee applies.

Cleaning, maintenance, vendor charges, platform fees, taxes and other pass-through expenses are separate from the monthly management minimum.

Important pricing notes

- Cleaning rates are quoted separately based on the property's size, layout, beds, laundry and turnover requirements.
- Third-party booking-platform, payment-processing and tax charges are set by outside providers and are not Luxe management fees.
- This guide is a pricing overview. The signed management agreement controls the exact fee calculation, included scope, payout schedule and any property-specific terms.

Not sure which plan fits?

Luxe can review your property, current setup and owner goals with you.

OWNER CONSULTATIONS

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