

LEISURE LINKS

Nationwide Vacation Rental Setup, Installation & Launch Services

From an empty property to a fully organized, guest-ready vacation rental.

PLAN

INSTALL

ORGANIZE

LAUNCH

**We do not simply furnish your vacation rental.
We prepare it to operate.**

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A Complete Setup Partner for Vacation Rental Owners

Launching a short-term rental requires hundreds of decisions, purchases, deliveries, and operational details. Leisure Links brings those pieces together so the property is attractive, functional, fully stocked, and ready for real guests.

11 Years of Vacation Rental Experience

Our recommendations are built around real guest stays, cleaning operations, turnover efficiency, inventory control, durability, safety, and long-term property performance.

Who We Help

- New vacation rental owners and real estate investors
- Owners furnishing a property from another state
- New construction and newly purchased homes
- Empty or partially furnished properties
- Existing rentals that need a complete refresh
- Large homes, cabins, beach houses, condos, boutique properties, glamping sites, tiny homes, and unique stays
- Developers and investors launching multiple properties

What Makes Leisure Links Different

We look beyond appearance. A vacation rental must be easy to clean, easy to restock, comfortable for guests, and practical to maintain. We help owners avoid fragile furnishings, hard-to-replace linens, poor storage plans, and layouts that slow down turnovers.

What We Can Manage

Services are customized to the property, budget, timeline, location, and level of support requested.

Property Planning

- Property and guest-capacity review
- Room-by-room furnishing and inventory plan
- Target guest and amenity recommendations
- Budget and launch-timeline planning
- Storage, owner closet, and backup inventory planning

Purchasing & Procurement

- Furniture, decor, linen, kitchen, bath, safety, and guest-supply recommendations
- Product links, approved shopping lists, and purchasing support
- Order tracking and delivery coordination
- Missing, delayed, or damaged item documentation
- Return and replacement coordination

Onsite Installation

- Nationwide travel to the property
- Staying onsite during full-service installations
- Receiving and inspecting deliveries
- Furniture assembly coordination and placement
- Curtain, artwork, mirror, television, and signage coordination
- Room-by-room setup and guest-ready staging

Organization & Operations

- Washing and organizing kitchenware
- Preparing linens, towels, beds, and bathrooms
- Setting up coffee stations and guest essentials
- Organizing owner closets and supply storage
- Creating restocking and replacement systems
- Final room-by-room quality inspection

How the Process Works

1	Consultation We learn about the property, location, guest capacity, design direction, current condition, budget, and desired launch date.
2	Customized Setup Plan We build a room-by-room plan covering furniture, linens, kitchen inventory, guest amenities, safety items, storage, and operational supplies.
3	Approvals & Purchasing The owner approves the budget, major selections, project scope, and purchasing authority. Orders are then placed or coordinated.
4	Delivery Coordination We track deliveries, communicate with vendors, identify delays, and prepare the property for installation.
5	Onsite Installation Our team travels to the property and stays onsite while the full setup is completed, provided the home has safe sleeping and bathroom accommodations.
6	Final Inspection & Handoff We complete a detailed guest-readiness inspection, document remaining items, and provide a clear operational handoff.

Service Packages

Owners may choose one level of support or build a customized package around the property.

Setup Consultation

For owners completing the setup themselves who want professional vacation rental guidance.

Property review; room-by-room recommendations; linen and inventory quantities; guest amenity, safety, and operational guidance; setup checklist.

Planning & Procurement Support

For owners who need help selecting and organizing everything required for the property.

Complete setup plan; furniture and decor recommendations; product links; inventory planning; budget support; order tracking; delivery and vendor coordination.

Full-Service Setup & Installation

Our most comprehensive service, from planning through guest-ready completion.

Nationwide travel; onsite stay during installation; delivery receiving; setup and organization; assembly coordination; staging; final inspection; launch preparation.

Property Refresh

For existing rentals that need updates, organization, or better operational flow.

Property assessment; replacement recommendations; layout improvements; kitchen and closet organization; amenity and safety review; guest-instruction updates; photography-ready staging.

Multi-Property & Portfolio Setup

For investors, developers, and managers launching several properties.

Standardized furnishing and linen plans; approved product lists; bulk-purchase coordination; repeatable room setups; multiple installation timelines; operational standards.

Service Pricing

The following starting prices provide a general planning range. Final pricing is based on the property size, current condition, furnishing needs, timeline, and requested level of support. PACKAGE PRICES DO NOT INCLUDE TRAVEL OR TRAVEL-RELATED EXPENSES.

Setup Consultation

\$495

Professional review and direction for owners completing the setup themselves. Includes a property review, room-by-room recommendations, linen and inventory quantities, guest amenity guidance, and a practical setup checklist.

Planning & Procurement Support

Starting at \$2,500

Room-by-room setup plan, product recommendations, shopping links, inventory quantities, budget guidance, order tracking, and delivery coordination.

Full-Service Setup & Installation

Starting at \$7,500

Turnkey planning, procurement coordination, onsite installation management, organization, staging, final inspection, and launch preparation.

Property Refresh

Starting at \$3,500

Replacement recommendations, layout improvements, amenity updates, organization, guest information, and photography-ready staging.

Multi-Property & Portfolio Setup

Custom proposal

Customized around the number of properties, purchasing volume, locations, installation schedule, and onsite support required.

Travel Is Not Included in Package Pricing

All listed package prices exclude travel and travel-related expenses. Airfare or mileage, rental vehicles, fuel, parking, tolls, baggage, meals, local transportation, shipping, and outside accommodations when required are paid by the owner and listed separately in the customized proposal.

Nationwide Onsite Installation

We Travel Out of State

Leisure Links provides vacation rental setup and launch services throughout the United States. We can support properties in mountain, beach, desert, rural, suburban, and resort markets.

We Stay at the Property During Installation

For full-service installations, our team stays at the home while the work is being completed. This allows us to oversee deliveries, organize each space, address problems quickly, and keep the project moving without daily travel to and from an outside hotel.

The Property Must Be Ready for Our Arrival

- Working electricity and running water
- Functional plumbing and at least one working bathroom
- Safe sleeping accommodations for the onsite team
- Heating or air conditioning when seasonally necessary
- Secure access to the property
- Completed flooring and safe interior construction
- Clear space for furniture placement and deliveries
- A designated area for boxes and packaging

When the property is not safe or ready for occupancy, outside accommodations may be required and added to project expenses.

Travel & Project Expenses

- Airfare or mileage
- Rental vehicle, fuel, parking, and tolls
- Baggage, shipping, or equipment transportation
- Meals and local transportation
- Outside accommodations when the property is not ready
- Other pre-approved project expenses

Owner Responsibilities & Project Requirements

Clear approvals and a ready property help prevent delays and additional costs.

The Owner Provides

- Property access and accurate project information
- An approved furnishing and setup budget
- Timely approval of major purchases and substitutions
- Advance funding for furnishings, contractors, travel, and approved expenses
- Active utilities and a safe work environment
- Disclosure of HOA rules, access restrictions, or construction delays
- Payment for all furniture, decor, supplies, vendors, and third-party services

Not Automatically Included

- Construction, remodeling, painting, or flooring installation
- Licensed electrical, plumbing, structural, or appliance work
- Landscaping and major exterior projects
- Professional moving or large-scale waste removal
- Post-construction deep cleaning unless specifically quoted
- Professional photography unless included in the proposal
- Architectural or licensed interior design services
- Permitting, licensing, zoning, tax, or legal services

Leisure Links may coordinate qualified third-party professionals when needed. Vendor charges are billed separately and remain subject to availability.

Communication, Quality Control & Handoff

Project Updates

- Delivery and order status
- Progress photos from each room
- Damage and missing-item reports
- Vendor and assembly updates
- Budget questions requiring owner approval
- Substitution recommendations
- Final setup photos and outstanding-item summary

Final Guest-Ready Inspection

- Beds, linens, and bathrooms are properly prepared
- Kitchen inventory is washed, organized, and accessible
- Furniture is safely placed and rooms function as intended
- Guest supplies and backup inventory are organized
- Safety items and property instructions are present
- Owner storage is clearly separated and secured when requested
- The home is staged, clean, and prepared for photography or guests

Property Handoff Package

- Final setup photos
- Room-by-room inventory or completion notes
- Linen and supply quantities
- Replacement recommendations and product links when available
- Vendor contact information
- Outstanding or delayed-item list
- Restocking guidance and launch checklist

Frequently Asked Questions

Do you travel outside Arizona?

Yes. Leisure Links provides setup and launch support throughout the United States.

Do you stay at the property?

For full-service onsite installations, our team typically stays at the property. The home must have active utilities and safe sleeping and bathroom accommodations.

Can you furnish a completely empty home?

Yes. We can assist with planning, product selection, purchasing support, delivery coordination, organization, installation, staging, and final launch preparation.

Can you use furniture or supplies I already purchased?

Yes. We can review existing items, identify what is usable, and determine what is still needed.

Do you assemble furniture?

Assembly may be completed by our team or coordinated with a local professional, depending on the item, property, location, and project scope.

Who pays for furnishings and supplies?

The property owner is responsible for all furniture, decor, supplies, contractor services, travel, and approved project expenses.

How long does installation take?

Timing depends on property size, delivery schedules, assembly needs, current condition, and the approved scope. An estimated timeline is included in the proposal.

Can you support the property after launch?

Yes. Additional services may include co-hosting, guest communication, cleaning coordination, home watch, vendor coordination, inventory oversight, and ongoing consulting.

Customized Proposals & Project Investment

The package prices shown in this guide are starting points and do not include travel or travel-related expenses. Every property is different, so the final proposal is based on the actual scope of work, with travel costs listed separately.

Pricing May Be Based On

- Property size, bedrooms, bathrooms, and guest capacity
- Current condition and amount of furniture already onsite
- Level of planning and procurement support
- Number of deliveries and assembly requirements
- Kitchen, linen, bathroom, outdoor, and amenity inventory needs
- Property location and travel requirements
- Installation timeline and level of onsite support
- Number of properties included in the project

Payment Expectations

A project deposit is required before planning, purchasing, travel coordination, or onsite work begins. Purchases, travel, contractor costs, and other approved expenses may require advance funding. The payment schedule and project milestones will be stated in the service agreement.

Next Step

Send us the property location, bedroom and bathroom count, approximate square footage, guest capacity, current condition, estimated furnishing budget, desired launch date, and any available photos, floor plans, or listing links.

LET US PREPARE YOUR PROPERTY TO OPERATE

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Everything, Every Time.