



MILK AND HONEY REALTY SHORT TERM RENTALS

PREPARED BY
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Relax
We got this



MILK & HONEY

REALTY LLC

PRICING

Price Schedule Break Down = 100% Transparency

Full-Service Management Fee Schedule

10% (GROSS INCOME)

Minimum \$25 Per Reservation

EXAMPLE:

Traveler Payout

\$156 PER NIGHT x 4 = \$622.80

+ \$150 CLEANING

+ \$109.10 PLATFORM BOOKING FEE

+ \$69.55 OCCUPANCY TAXES

= \$951.45

Host Payout

\$156 PER NIGHT x 4 = \$622.80

+\$150 CLEANING FEE

- \$125 CLEANING (**OWNER \$25 PER BOOKING**)

- \$23.18 PLATFORM BOOKING FEE

- \$95.14 MANAGEMENT COMPANY 10%

- \$0.00 RESTOCKING

= \$528.86 4 NIGHT PAYOUT

****Additional fees and charges not shown (if applicable):*

Maintenance, restocking, bi-annual deep cleaning, after hours emergency requests (traveling).

START UP

Full-Service Setup + Onboarding

Start-Up Costs / Fees - NO Upfront Payment

**Exception to permitting costs when applicable*

ONBOARDING \$1200

Initial Property Walkthrough

Make Ready Walkthrough

Professional Photos + DRONE + VIDEO

Security Camera

Channel Manager

Platforms

Board of Adjusters / Permitting *(if applicable)*

City Permit Fee + BOA

Board of Adjustments Docket Visit *TBD

Additional Services (Optional)

- \$35 P/H OnSite Utility Setup (Out of State Hosts)
- Staging \$35 P/H + Costs
- Initial Cleaning (Quoted)
- Electronic Keypad OR CODE BOX (Quoted)
- Signage (pool, hot tub, parking, etc).

Initial setup payment will be taken out of initial payout(s).

***Can be broken up into 4 different payments.

SERVICE

All-inclusive management... your guests *will* notice.

We pride ourselves in our responsive and care with your property. That is why we offer services around the clock all year.

Full Time Host Support

Your account manager will be available to you Monday - Friday from 9am to 5pm for questions or concerns that are non-emergency matters. For emergency matters regarding guests or the property an emergency - after hours phone line will provide to you and your guests.

365 / 24 Make Ready Staff

We employ a crew of over 11 make ready personnel. Each property is different and therefore each member of our staff are trained on our expectations + your homes unique needs. We commit that property cleaning will be taken care of AT CHECKOUT and completed prior to CHECK IN.

Zero (0) Down Days + Same Day Bookings

We are prepared to make your property available for same day check-ins with zero turn over / booking delays.

**Guests must book prior to noon for same day bookings.*

Reconciliation + Host Payout

Host payout are every two weeks. Hosts will be provided a reconciliation breakdown for review. Payouts will be transmitted via EFT.

SERVICE

All-inclusive management...
your guests will love.

Maintenance Requests

All maintenance requests with the exception of an EMERGENCY (wind, water, fire, bodily harm) will be authorized by the hosts.

Insurance

Milk + Honey Realty, LLC DBA The Hive Property Management Group, LLC is insured with general liability, workman's comp and professional comprehensive coverage.

Host ***are required*** to carry adequate vacation rental insurance without lapse at any time. A copy of the insurance paperwork will be kept on file at our office.

Stocking / Restocking

Stocking of incidentals will be performed by management unless otherwise instructed. Minimum items such as coffee, soap, cleaning supplies, and water are industry standard. Typically, a unit can expect an additional expense of \$25 - \$100 per month with NO markup billed to payout.

Bi- Annual Cleaning

Twice a year our management team will walk through the property noting safety and health concerns - **if any**. Our make readies will also block off two days to deep clean your unit using our property vacation rental checklist to ensure no corner left unclean.

SERVICE

All-inclusive management...
your guests will need.

Channel Manager - Calendar Review

Hosts will be provided personalized account access in our owner portal to review their calendar with "real time" booking feed.

Personal Use

Should the host wish to use stay at the property at any time; support will simply block off the days and provide access at no extra costs with the expectation of standard cleaning fee when vacating.



MILK AND HONEY REALTY

**LET'S GET
GOING!**

THE HOW TO

We are here to guide you.

The setup can seem overwhelming but there is no need to panic. We are here to guide you step by step when you are ready.

Below is a quick list to prepare you for what we will need.

Hosts will need to provide management the following:

- Government ID
- Property Insurance
- Tax ID
- EFT Information
- Management Agreement
- Email / Phone / Mailing Address
- Emergency Contact
- Keys
- Proof of ownership
- LLC Paperwork

The property will also need some attention-getting started. We will schedule a walkthrough via in-person or virtual if the host is out of state. At the time of setup, the host will be given a list of items each property must have to meet market expectations.

Items such as 3 sets of sheets per bed, 2 sets of towels per bathroom, pantry items, kitchen utensils, toiletries and more.

For more information on how to get started contact your account representative directly at:



CONTACT US

It's more than "*an AIRBNB*".

We have been hosting 3rd party vacation rental properties since 2018. We have been through COVI; the class action lawsuits of major platforms and then the sudden rise of the World's new travel culture.

Super hosts status for 5 years straight and 559 Reviews on Airbnb alone we have learned how to not only manage properties but also guests' expectations, potential scams and of course our wonderful hosts.

Our company spreads your property on all pertinent platforms such as VRBO, Expedia, Bookings, Furnished Finder, Google Travel, and MRBNB.

For more information on how to get started contact your account representative directly at: 405-215-3515 manager@405hive.com

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