

What is a “Linen Fee”?

Nothing enhances the guest experience more than being surrounded by luxury, and nothing provides a more luxurious experience than climbing into a bed covered in fine linens or stepping out of the bath and grabbing a lush thick towel.

At **BVD Property Management**, it is our job to balance providing a superior guest experience for our customers with being fiscally responsible for our property owners.



We achieve this goal by sourcing top-quality linens at the best price point and then passing these savings on to our owners. We provide better branding for the properties we manage and further reduce housekeeping expenses by providing the same top-quality linens in all BVD properties.

The logistics behind this endeavor require that we have available two sets of linens for each bed, including any sofa beds, as well as two sets of linens for each

bathroom. The following is an example of a typical 2BR/2BA set up...



TYPICAL TWO BEDROOM LINEN SET-UP						
	Bedroom One (King size bed)	Bedroom Two (Queen size bed)	Living Room (Sofa Bed)	Bathroom One	Bathroom Two	Kitchen
Sheet Set, Twin						
Sheet Set, Full						
Sheet Set, Queen		2	2			
Sheet Set, King	2					
Blanket, Queen			1			
Top Quilt Set, Twin						
Top Quilt Set, Full						
Top Quilt Set, Queen		2				
Top Quilt Set, King	2					
Pillow, Standard		4	2			
Pillow, King	4					
Washclothes				8	8	
Hand Towels				8	8	
Bath Towels				8	8	
Dish Towel Set						2

BVD Property management believes in a culture of transparency, and we feel that it is important to justify any expense that we ask our vacation rental property owners to bear. We also believe that you will see the value in providing high-quality linens in your vacation rental property to enhance the guest experience and we are excited to be able to offer you this service at some of the lowest rates in the industry! The following table displays typical linen fees assessed by property size, your actual linen fee will vary depending on the number and size of beds as well as the number of bathrooms. Please note that the linen fee is assessed on an annual basis in order for us to refresh the linens and maintain the highest quality standards in the rental properties we manage.

TYPICAL ANNUAL LINEN FEES				
	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA
ANNUAL LINEN FEE	\$750	\$900	\$1,150	\$2,100