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 www.bransonlodgingmemories.com

DESCRIPTION OF TASKS-	BASIC PLAN-	INTERMEDIATE PLAN-	ADVANCED PLAN-
Listing on www.bransonlodgingmemories.com website that allows direct bookings.	✓	✓	✓
Listing will be listed on all major listing sites. VRBO, Aribnb, booking.com, ect...	✓	✓	✓
Website availability calendars in real time! This virtually eliminates double bookings.	✓	✓	✓
Enticing property listing descriptions.	✓	✓	✓
Rate Management to ensure the best, competitive pricing.	✓	✓	✓
Providing professional, easy to use software for all bookings, reports, & scheduling.	✓	✓	✓
Financial revenue reports, booking calendars, & availability management	✓	✓	✓
Quick response time to all property inquiries & pre-stay guest questions.	✓	✓	✓
Free daily guests attraction tickets with Xplorie. *Additional fee per nightly stay, paid by guests*	✓	✓	✓
Guest Identity verification.	✓	✓	✓
Payment Processing.	✓	✓	✓
No limit on personal use.	✓	✓	✓
Monthly financial statements for owners (Basic plan is available under owners log in only).	Available	✓	✓

Light maintenance- installing/replacing locks, touch up paint, all minor maintenance issues.		✓	✓
Coordinate maintenance labor including...handyman services, electrical repair, plumbing work.		✓	✓
Service calls for emergency maintenance.		✓	✓
Housekeeping Scheduling & monitoring. Scheduling deep clean as needed. Once a year is mandatory.		✓	✓
24/7 guest support throughout pre & post stay..		✓	✓
Guest supplies/ stocking housekeeping closet. Housekeeping charges \$25, we're \$0.		✓	✓
Personable property contact & property inspections. I'll be in & out often when guests are not present.		✓	✓
Routinely washing comforters, mattress pads, blankets, anything that gets used often by guests.			✓
Following up on all guests' reviews. Praising the good, following up on any concern or suggestion.			✓
Replace air filters, light bulbs, batteries, schedule exterminator.			✓
Turning in tax revenue. Tax collection, reporting, & licensing through My Lodge Tax.			✓
Bill Pay. HOA/COA fees, utilities....			✓
	BASIC PLAN-	INTERMEDIATE PLAN-	ADVANCED PLAN-
Management fee (% of gross rental revenue) 0-3 bedroom	10% of gross revenue.	25% of gross revenue.	35% of gross revenue.
Management fee (% of gross rental revenue) 4+ bedrooms	10% of gross revenue.	20% of gross revenue.	30% of gross revenue.
VRBO Annual Listing Fee VRBO charges 3% OR 8% WITHOUT paying annual fee, service fee can be set at 5% to offset cost.	\$499	\$499	\$0 We'll cover this.

GETTING STARTED PLAN- OPTIONAL

We've GOT this! We've done this several times! We love it & know just what to do! Let us help you!
OR do it for you!

- Utility setup
- Licensings needed
- Build your listing to be listed on our website & all other channels(VRBO, Airbnb...)
- Guest Welcome book with all information & house rules sheet posted in property.
- Organize deep clean if needed(cost not included).
- Ensure property is guest ready & ready for photos.
- Professional photography & drone video.
- My Tax Lodge setup(My Tax Lodge charges a \$299 setup fee, not included in setup fee).
- Keyless entry lock if needed.
- All the extra touches that will set your property apart from others. Details are everything!

Available
+\$1500

Available
+\$1500

Available
+\$1500

BASIC PLAN- Marketing, listing, & Booking service only. Let me run your listings & take care of your bookings. It can be overwhelming keeping up with calendars, afraid of double bookings. I'll be pre-booking inquiry contact, place your booking, send guest pre-stay instructions. Guests book & they are all yours.

INTERMEDIATE PLAN- Marketing, listing, booking services with a host/owner relationship working together. TEAM WORK! Everything included in the BASIC PLAN plus much more. I will be your guest contact from the first booking inquiry until check-out making sure your guests have an amazing stay at your property. We want guests to return to your property for years to come!

ADVANCED PLAN- Full service host & property management. Includes everything in the BASIC & INTERMEDIATE PLAN plus some. This includes all contact & hands on with the property. If you have money to invest but you do not want to do a single thing, this is the plan for you. Everything is turn key. Sit back & watch your account grow. No dealing with Guests, billing, maintenance, housekeeping. If you have any questions or would like a report you would contact me.

Why Branson Memories & Lodging?

- I answer my phone rather it's a phone call, text message, message through a booking site, or email.
- I'm personable & ready to serve you & your guests with great hospitality.
- I'm hands-on. I'll get into your property to check things out, to see what's going on.
- I'll be honest with you. This is a business, & we want you to succeed!
- I offer the best of software to make your property a success.
- Guests want to book with us, we give free stuff!
- Management fee is deducted from any line stated as "rent". We don't deduct other fees that belong to you(taxes or pet fees).
- No major commitment. We get it! If it doesn't work out, it doesn't work out. We want an excellent fit for you. We are on a month to month basis. No irrevocable contracts.
 - You will be required to honor any previous booked bookings with us, through us.
- We will work with you! What do you need? What do you have in mind? Each property is a case by case basis.

