



## You Can Reap the Benefits of placing your property into Kauai's Best Vacation Rental Program

Aloha . . . . We invite you to consider the many advantages RE/MAX Kauai can offer as your **Vacation Rental Management Company**. We would be honored to add your **Vacation Rental Property** to our inventory of high quality properties, owned by our satisfied clients (references available).

Because your **Vacation Rental Property** possesses many of the following qualities which produces the highest occupancy levels, we feel confident your unit will perform very well as a premium Kauai accommodation in our advanced and professional management program.

1. Location! Location! Location!
2. Ocean front, ocean views, ocean bluffs are preferred.
3. Pool and/or Jacuzzi are very important. This is what helps sell your accommodation if we cannot offer direct ocean access.
4. Here are our **mandatory** "Four C's:"
  - (a) Comfortable
  - (b) Clean
  - (c) Coordinating interiors (furnishings, linens, etc.)
  - (d) Contemporary
5. Boogie boards, beach mats, beach towels, coolers, beach chairs, etc. are also a big plus.



## **WHAT WE DO FOR OUR VACATION RENTAL OWNER CLIENTS:**

**COMMITMENT:** 24/7" A+ customer service from professional staff...and so much more.

**PROMOTION:** We advertise and promote your property on our top-ranked Internet website.

**SERVICES:** We provide professional creation, hosting & maintenance of a personalized Internet web page for your property including initial photography service, Internet Service Provider (ISP) space and time. This home page will specifically promote your property as a vacation rental on your behalf. This is covered under the Vacation Rental Program one-time set-up fee of \$300.00.

**ACCESS:** Our on-line reservation system is easy for our customers to navigate and set-up so you can view the yearly calendar at any time, and block times you or your family and friends wish to use.

**Toll-free calls:** We provide a toll-free number for guests, travel agents and owners. This number is toll-free from Hawaii (inter island), the U.S. mainland and Canada.

**PAYMENTS:** For guest convenience, we accept Master Card and Visa.

**Office hours** are Monday through Friday, 9:00 A.M. - 5:00 P.M. We are usually closed for national holidays. Weekends and after hours are covered by a "24/7" call in hot-line.

**Monthly Statements:** Each month we'll send you a '**Reconciliation Report**' detailing the amount of rents received and any debits incurred such as maintenance, repair and utility bills. We collect and account for rents, deposits, fees and reimbursements.

**CALENDAR:** We keep a calendar of past, present, and future reservations.

**RECORDS:** We maintain records and receipts pertaining to the management of your property.

**SUPPLIES:** We coordinate cleaning of your property and a complimentary basic starter supply of toilet paper, paper towels, bar soaps, dish soap w/sponge, and laundry soap for incoming guests, by hiring independent cleaning contractors who work very closely with our staff.

**MAINTENANCE:** We coordinate and supervise on-going maintenance and repairs. Renovations: the dynamics and responsibilities are between Owner and the building contractor. However, for an additional fee we can get involved by keeping Owner apprised of the progress by email and digital pictures.

**WHAT WE'RE NOT ABLE TO DO FOR YOU:**

We do not assist in filing the quarterly/monthly State of Hawaii income tax returns for you, the owner. (Note: If the tax liability is over \$4,000.00 annually you must file every month). However, Cyrila Pycha, our Office Manager, will be happy to walk you through the first filing. It is actually quite easy.

**OUR MANAGEMENT FEES:**

We charge 25% on all vacation base rent money before 12.416% in taxes (guests pays) are collected. After July: 13.416%

We charge 15% for all owner referred bookings.

All paperwork is processed through RE/MAX Kauai.

There is a \$40 flat fee for non-revenue bookings, i.e. family or friends stay. There is no charge when owner occupies the unit.

PLEASE CHECK US OUT ONLINE @ <http://www.remaxkauai.com>

- OR CALL US AT (808) 826-9675. From the mainland call toll-free, (877) 838-8149.
- We are happy to answer any questions you might have or give you a free evaluation regarding the suitability of your property for our vacation rental program.

*Aloha and Mahalo!*

**Owners and Staff**

**RE/MAX Kauai Property Management Division**

