



Property Management Services Short Term

Holiday Resort Management has been locally owned and operated since 1984. We manage over 150 properties, and dedicate ourselves in taking great care of your investment individually. Our company has led the way in property management operations in Southern Utah.

Fees*

- One time set up fee of \$150 to cover set-up cost and time.
- Monthly management fee
 - 25% for any booking longer than 30 days
 - 45% for any booking less than 30 days
- Deep clean (yearly expense)
- Cleaning fees (if applicable)
- Window cleaning (optional quarterly expense)
- Pest control (optional quarterly expense)

Services

- Advertisement on Holiday Resort Realty website. Facebook, KSL, and craigslist if needed.
- Handling of paperwork for reservations, confirmations, deposit collection, monthly rent collection, sub-contracting for repairs or maintenance, move out inspections, and inventory check.
- Cleaning and set up (linens, towels, toilet paper, and soap) before and after each tenant.
- Monthly statements are forwarded (when property is generating income) along with proceed checks. Each month is paid in arrears.
- 1099 and year end statement

Let our team take care of the little things! Call or visit our website for more information.

Charlotte Jones

Property Manager

435-673-6172

144 W. Brigham Rd., D-1

St. George, UT 84790

www.holidayresortrealty.com

*fees subject to change without notice.



Owner Responsibilities & Set Up

1. All personal items need to be removed from the unit (anything of value or concern for damage, clothing, etc.)
2. All utility services – water, sewer, garbage, electric & gas, basic cable TV (at least), local service for land line (optional).
3. At least two TVs (living room & master)
4. At least one DVD player.
5. Cleaning supplies, vacuum, iron & ironing board, clock radio.
6. Bed coverings & mattress pad, pillows & pillow coverings, extra blankets.
7. Full kitchen setup for a minimum of 8 people (silverware, dinnerware, & glassware)
8. Pots & pans, cookie sheets, microwave, coffee pot, toaster, kettle, blender, can opener, etc.
9. List of Do's and Don'ts for the tenants regarding HOA amenities, trash pickup, parking, etc.
10. Instructions for Heating/Cooling, television sets, or appliances if needed.
11. 4 sets of keys, mail key, pool key, garage door opener, and any other codes if applicable.
12. Home to be furnished and kept in a presentable and welcoming atmosphere for tenants staying in your home.