



Property Management Services **Short Term (30 Days or Less)**

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
 - 20% for any booking longer than 30 days**
 - 40% for any bookings 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, Zillow, Trulia, and Craigslist if needed.
- Handling of paperwork for reservations, confirmations, deposit collection, rent collection, sub-contracting for repairs and maintenance, move out inspections, and inventory check.
- Cleaning and set up (linens, towels, toilet paper, and bar soap) before and after each tenant.
- Monthly statement 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.

Tarese Bradbury

Property Manager

435-673-6172

144 W. Brigham Rd. Suite D-1

St. George, UT 84790

www.holidayresortrealty.com

*fees subject to change without notice

**management percentage negotiable

Owner Responsibilities and 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 (minimum), internet service/Wi-Fi.
3. At least two TV's (living room and master bedroom).
4. At least two DVD or Blue Ray players.
5. Cleaning supplies, vacuum, iron and ironing board, clock radio.
6. Bed coverings and mattress pad, pillows, and pillow coverings, extra blankets.
7. Full kitchen set up for a minimum of 8 people (silverware, dinnerware, and glassware)
8. Pots and 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 of applicable.
12. Home to be furnished and kept in a presentable and welcoming atmosphere for tenants staying in your home.