



Property Management Services Summary

Your full-service vacation rental property management company.

Azure Properties offers you hassle-free rental income! We manage pretty much everything for you and wire you monthly deposits directly into your checking account.

When you make the decision to join Azure, we get started right away by:

- integrating your property details into our proprietary software, giving you portal access
- registering your property(s) with the state, county, and city taxing authorities
- preparing guest rental agreement and other legal and informational documents
- getting your property ready for guests
- schedule the professional photo shoot
- pushing out numerous avenues of marketing
- accepting reservations

We handle your tax collection and remittance, cleaning/laundry, maintenance, and resort packets. We make sure your property is in the best possible condition for your guests. Nightly rental rates are constantly monitored, analyzed, and updated to maximize your rental income!

- **TAXES & LEGAL AUTHORITIES**
 - We register your condo with the State, County and City Taxing Authorities
 - We collect and remit all Lodging Taxes on your behalf (7% state, 5% county, 1% city)
- **BOOKINGS**
 - We get your property booked through a variety of avenues such as:
 - azure-properties.com direct booking site
 - Airbnb
 - Vrbo / HomeAway
 - TripAdvisor
 - booking.com
 - ECbyO, floridarentalbyowner, floridarentals.com
 - Google ads, Facebook ads, email campaigns
 - We set you up with:
 - your own direct booking URL
 - Facebook page location
 - We manage your reviews and ratings on all sites
 - We are in direct contact with your upcoming guests, before/during/after their stay
 - We handle all complaints, security deposits, damage claims, emergency situations, etc.

- **CLEANING**
 - We use a professional laundry service, Gulf Coast Laundry, to pre-treat/wash linens/towels with bleach in 160-degree water, dry, IRON, fold, and professionally bundle each condos items separately
 - We manage all of your cleaning services including:
 - post-stay cleaning, periodic deep cleaning, and as-needed extra cleaning;
 - collecting cleaning fee from guests and paying cleaners and laundry service
 - providing guest starter supplies/amenities: hand soaps, paper towels, toilet paper, trash bags, dishwashing and laundry pods
 - Linen Club optional participation which includes:
 - quality bed linens (sheet sets);
 - commercial-grade bathroom towel sets, and;
 - dish towels and dishrags
- **MAINTENANCE**
 - We manage all of your property maintenance, including incident management, claims, emergency remediation, escalation, and damage reporting / remediation
 - We offer bug / pest prevention, extermination, and remediation services
- **SECURITY**
 - Install and monitor remote door lock system, upon request (recommended)
 - Install and monitor Ring cameras, upon request
 - Install and monitor Nest hub, thermostat, and door sensors, upon request
 - We schedule initial fire inspection and certification

Our difference:

- No credit card processing fees
- No cash startup fee
- We pay for professional photos
- We pay for ads purchased on the major travel marketing sites.
- We use a professional laundry service:
 - Includes: pretreat, 160-degree washing, dry/iron/fold and package in plastic separated per condo.
- Post-stay property inspections to check for cleanliness and property condition.
- Linen Club (optional) to supply all bedding, linens, towels, and guest amenities.
- Azure Properties is a SuperHost on Airbnb and a Premier Host on Vrbo with an average rating of 5.0 stars for all of our managed condos combined for the past 3+ years in a row, with a 99.6% response time. We provide fast and friendly information on your property.
- Each guest is contacted several times before check-in, during their stay, and after check-out.
- Take the time to look at our 100% unedited reviews: www.azure-properties.com/reviews

Our Mission: Azure Properties is committed to seeking maximum return on each owner's investment, while ensuring top rated guest reviews and providing a superior short-term rental experience to all.