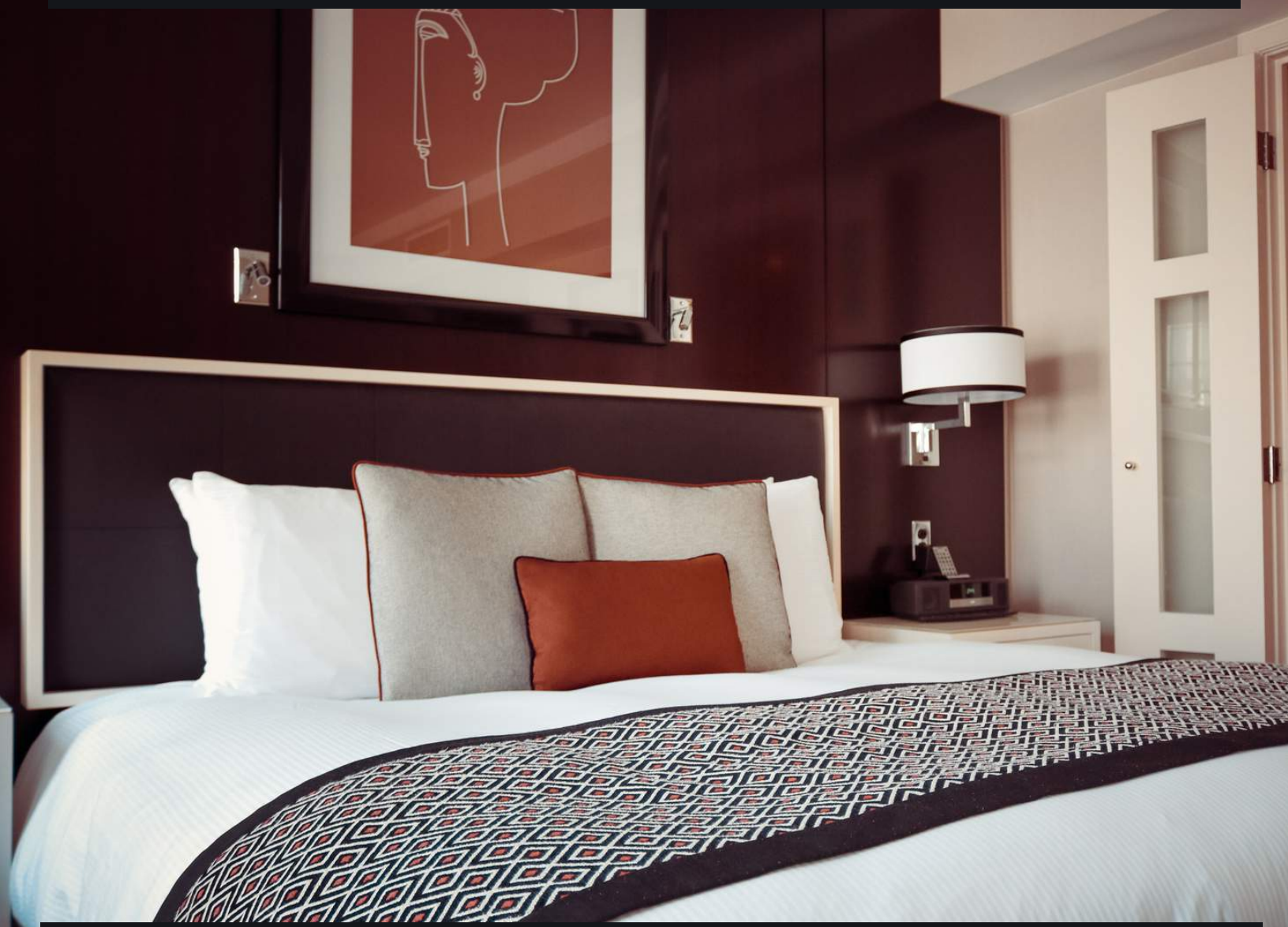




# SERVICED APARTMENT FULL MANAGEMENT SERVICE

PROVIDING A PROFESSIONAL FULL MANAGEMENT SERVICE, MEET & GREET, KEY EXCHANGE, CHECK IN/ CHECK OUT, CLEANING, LINEN REPLENISHMENT AND MAINTENANCE SERVICE



SERVICING AIRBNB, BOOKING.COM, SERVICED APARTMENTS & SHORT TERM LETS THROUGHOUT BIRMINGHAM CITY CENTRE & THE JEWELLERY QUARTER

# Our Full Management Service



We provide full management of your Airbnb Apartment in Birmingham City Centre. We take a 20% commission from the total amount each guest pays. Our full management service contains:

- Professional photography
- Listing creation and optimisation
- Guest management
- Guest communication
- Meet & Greet and Key Exchange
- Calendar and price management
- House manual creation
- Restocking of cleaning supplies\*
- Hotel standard housekeeping\*
- Linen replenishment\*
- Premium toiletries\*
- Dynamic algorithmic pricing
- Multichannel management (Airbnb + 300 other channels such as VRBO and HomeAway)
- Personal check-in / check-out service
- ID verification of guests at check-in
- Dedicated Account Manager
- Full property maintenance\*

Management Fee

20%

*\*Charged separately*



# Our Additional Services



## The following services are also available to you

**Professional Cleaning** will be charged to the guest, where possible. We add a cleaning fee to your Airbnb listing, which is standard industry practice on Airbnb listings recognised by guests.

Our Hotel Standard Cleaning Service consists of:

- *Professionally cleaned apartment*
- *All ovens & appliances cleaned*
- *Cutlery/crockery cleaned*
- *Fresh bedding*
- *Fresh towels*

### PRICE GUIDE

1 bed / 1 bath from £35.00  
1 bed / 2 bath from £45.00  
2 bed / 1 bath from £50.00  
2 bed / 2 bath from £60.00

**Linen Replenishment.** This consists of:

- *Bedding linen washed & pressed*
- *Towels washed & folded*
- *Delivered ready for cleaners*
- *Collection of used linen and towels*

### PRICE GUIDE

1 bed £25.00\*  
2 bed £50.00\*  
Extra bedding (e.g. sofa bed) £15\*  
\*per changeover

**Guest Toiletries Package.** This consists of:

- *Shampoo & conditioner*
- *Bodywash & soap*
- *Toothbrush & toothpaste*
- *Toilet rolls*

### PRICE GUIDE

£10 per bathroom

**Guest Welcome Basket.** This consists of:

- *Teabags & coffee sachets*
- *Sugar sachets & sweetener sachets*
- *Mini uht milk cartons*
- *Individually packed Lotus biscuits*

### PRICE GUIDE

£7.50 per guest booking

# Our Maintenance Service



We provide a full maintenance service for your Airbnb Apartment.

In order to ensure your apartment is in optimum condition, our skilled maintenance team can carry out repairs, which are pre-approved by you.

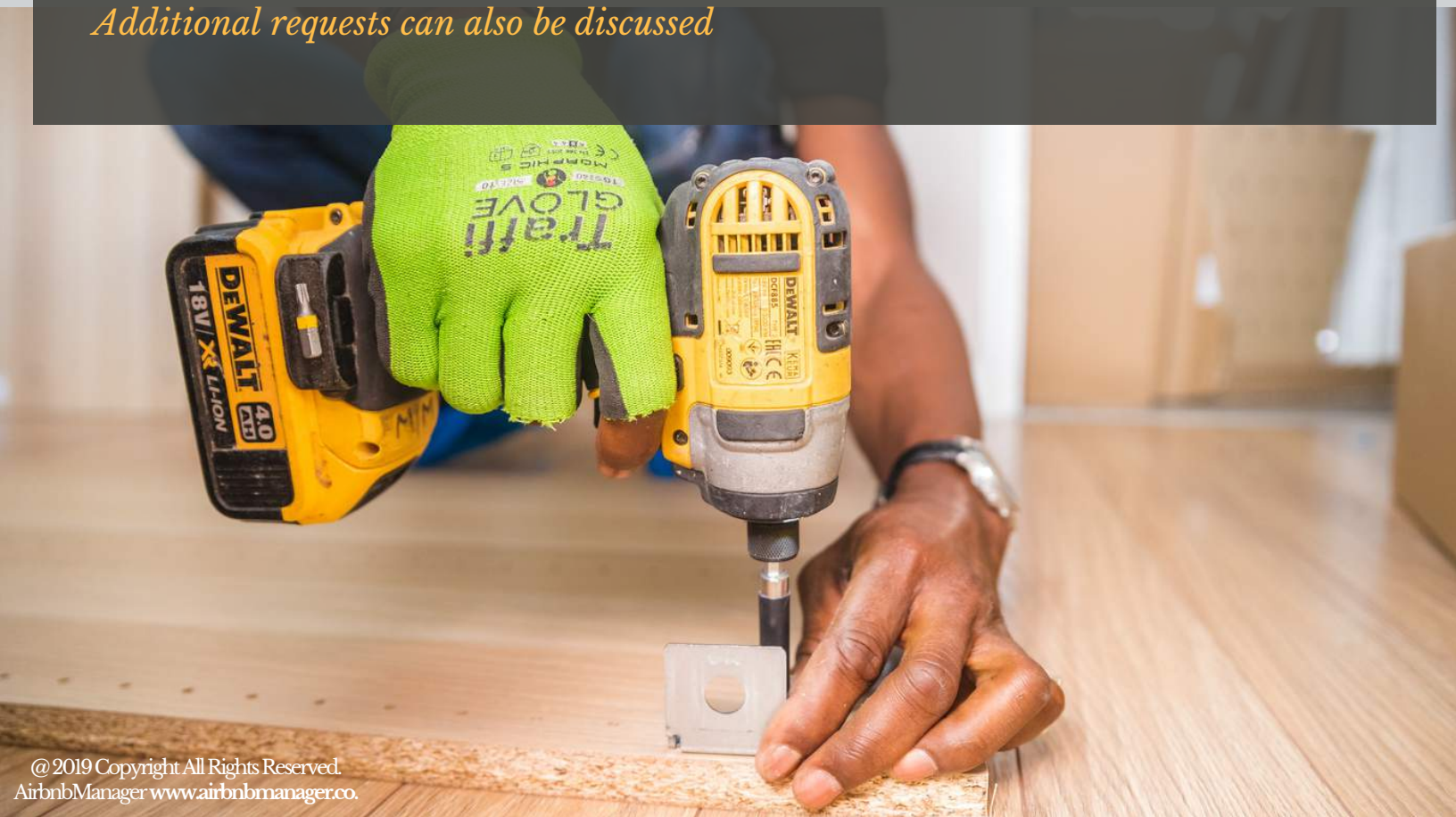
This includes:

- Apartment and furniture set up
- Basic plumbing (e.g. tightening taps, faulty toilet flush)
- Basic carpentry
- Re-pressurising boiler
- Painting
- Basic electrical work
- General repairs

## PRICE GUIDE

£50 per hour plus materials

*Additional requests can also be discussed*





# Why AirbnbManager.co?

Who are we?

*"We are a team with both Property Management and Hospitality experience"*

Where are we based?

*"We are locally based in central Birmingham and we are never more than 15 mins away from your property."*

What can we do for you?

*"We take the headache out of check ins and check outs, cleaning and linen replenishment and we deliver a quality service for you and your guests."*

We help you gain good reviews

*"We will ensure a consistent professional service for every guest to encourage positive guest reviews."*

# Why Use A Dedicated Airbnb Management Company?



A professional Airbnb Management company manages properties on behalf of an owner, including services such as guest meet & greet, check in / check out, check out reports, cleaning, linen replenishment, restocking supplies, property maintenance etc.

A customer dedicated Airbnb Management Company will attract multiple 5 star reviews for their Airbnb owners, as they have the resources and experience to provide a consistent service.

An Airbnb owner's goals should be to attract new customers and repeat customer bookings through marketing their property. However, the day to day property maintenance and stress can take you away from these goals.

Do you want to spend your time cleaning your apartments or let us arrange regular customer bookings to generate rental income for you?

*"We can help  
your Airbnb  
business  
grow"*

# How Do You Get Started?



## Step 1

Contact us and provide details of your Apartment.

## Step 2

We visit your apartment and conduct an appraisal.

## Step 3

Sign our management agreement, confirm start date and provide keys.

## Step 4

We market, manage and maintain your serviced apartment.

## Step 5

We forward monthly rent payments to you.

# Which Areas Do We Serve?



Our services are provided in most areas of Birmingham City Centre and Jewellery Quarter.

Specifically we cover the following areas:

B1, B2, B3, B4, B5

(Central Birmingham / City Centre)

Parts of B15

Parts of B16

Parts of B18

Parts of B19

## CONTACT US

*Please complete the form on our website*

*[www.airbnbmanager.co](http://www.airbnbmanager.co)*

*or*

*call us on 0121 318 2552*





AIRBNB  
MANAGEMENT  
Birmingham

*[www.airbnbmanager.co](http://www.airbnbmanager.co)*