



HOST MANAGEMENT SERVICES | BIRMINGHAM |

PROVIDING A PROFESSIONAL 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 On-Demand Services



We can provide full host management services when you need it.

If you choose to manage your own booking, we can handle everything else. This enables you to remotely manage all bookings anywhere and anytime.

We provide a full seamless service for your property. Our fees below are based on full time operators with multiple bookings per month.



Our Start Up Services



New Property Audit Onboarding

Full property condition report and inventory checklist documented with photos and video audit. Recommendations for optimum presentation are also provided.

£145.00

Creation of Guest Welcome Guide

A personal house manual for your guests, professionally designed and based on the features of your apartment and its surrounding location and amenities.

£65.00

Property Photography

Make your property listing stand out! Our professional photographs ensures that your property will attract more guests and its your first chance to make a good impression.

£95.00

Pre-Service / End of Tenancy Apartment Cleaning

Before letting your new property or after existing long-term tenants have left and you are preparing for short term guests, your serviced property will need an extensive clean.

This includes full oven and fridge clean, de-scaling bathrooms and steam cleaning tiles. This helps to ensure the property remains in optimum condition and that you continue to provide a professional service for all of your guests.

PRICE GUIDE

Studio £95-£120
1 bed / 1 bath £120 - £150
2 beds / 1 bath £145 - £185
2 beds / 2 baths £195 - £235

Our Professional Standard Services



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 baths from £45.00
2 beds / 1 bath from £50.00
2 beds / 2 baths from £60.00

Our Meet & Greet Service. We will meet guests at the property, familiarise them with the apartment and release the keys. We find a personal meet & greet service provides a better guest experience and leads to good reviews.

- *Meet & Greet Guests*
- *Check In*
- *Key Exchange*

PRICE GUIDE

Between the hours of
8am-6pm £35.00

Between the hours of
6pm-12am £50.00

Linen Services. This consists of:

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

PRICE GUIDE

Double bed & 2 towels £25.00
Kingsize bed & 2 towels £35.00
Extra bedding £10.00
Extra towels £10.00



Our Professional Standard Services



Condition Inspection (Post Check Out). We will collect keys and inspect the apartment. If necessary, we will document any damage, wear or tear items or maintenance issues.

- *Condition Inspection after guest check out*
- *Guest key collection*
- *Organise cleaning and repairs*

£20.00

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 can provide a full maintenance service for your Airbnb Apartment.

In order to ensure your apartment is in optimum condition, our skilled maintenance team 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 and we deliver a quality service for you and your guests."

We help you gain good reviews.

"We will ensure consistency for each guest to lead to positive guest reviews."

Why Use A Dedicated Airbnb Management Company?



A professional Airbnb Management company hosts 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 do you want to focus on making lucrative bookings for your apartments?

*"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 service agreement, confirm start date and provide keys.

Step 4

We host manage and maintain your serviced apartment.



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

Or Feel free to call us on 0121 318 2552



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Birmingham

www.airbnbmanager.co