



BEACH BREEZE SERVICES

Vacation Rental Property Management

We turn your property into a profitable, organized, and stress-free business.



PROFESSIONAL PHOTOGRAPHY

Images designed to present the property at its best and increase booking interest.

MULTI-PLATFORM LISTINGS

Airbnb, Booking.com, Vrbo, YouRentals, our website, and direct channels.

GUEST SUPPORT

Fast communication before, during, and after every stay.

CLEANING & MAINTENANCE

Coordinated cleaning, inspections, preventive care, and operational follow-up.

Your property works. We manage the details.

Airbnb · Booking.com · Vrbo · YouRentals · Website · Direct Bookings

WhatsApp: 829 761 0066 | www.vacanard.com

OUR PROPOSAL

We are a company specializing in vacation rental property management.

We manage properties on Airbnb, Booking.com, Vrbo, YouRentals, our website, and direct channels. Our full-service approach covers everything from preparing the property to completing the guest check-out.

Owners do not have to handle photography, listings, messages, reservations, cleaning, maintenance, guest coordination, or day-to-day follow-up. We take care of the entire operation.

You remain the owner of your property; we make sure it operates efficiently and has the best possible opportunity to generate bookings.

Greater visibility We publish and optimize the property across several channels to create more booking opportunities.	A better guest experience Fast support, organized arrivals, professional cleaning, maintenance, and complete follow-up.
Less work for the owner You do not have to answer messages, solve unexpected issues, or coordinate service providers.	Professional operation The property is managed like a business: photography, pricing, reviews, guest service, and daily oversight.

THE DIFFERENCE IS IN THE MANAGEMENT

Managing a vacation rental is not simply a matter of publishing a listing. For a property to perform well, it must be operated like a business: strong photography, a compelling description, accurate pricing, fast responses, excellent cleaning, consistent maintenance, and a memorable guest experience.

A property with weak photos, an unclear description, incorrect pricing, or poor service can lose bookings, fall in search rankings, and receive negative reviews.

Our goals

- Help the property compete more effectively against similar options.
- Keep the entire operation organized, from reservation to check-out.
- Protect the owner's investment through inspections, cleaning, and maintenance.
- Improve the guest experience to encourage stronger reviews and repeat bookings.

The property is not simply listed. It is prepared, positioned, operated, and cared for.

OUR PROCESS

A clear path that takes your property from available to bookable.

1. Initial evaluation We analyze the property type, location, capacity, furniture, décor, equipment, and competitive potential.	2. Preparation and photography We prepare the apartment and take professional photographs that sell the experience.
3. Listing creation and publication We create optimized listings with a compelling title, professional description, rules, policies, amenities, and pricing.	4. Reservation management We confirm reservations, answer questions, coordinate arrivals, and send clear instructions.
5. Cleaning and maintenance We coordinate cleaning, laundry, basic replenishment, inspections, and preventive maintenance.	6. Check-out and reporting We inspect the property, report any damage, and prepare it for the next arrival.

A professional system from the first evaluation to every guest departure.

SERVICES INCLUDED

Property evaluation General condition, capacity, furniture, décor, equipment, and opportunities for improvement.	Preparation Bed linens, towels, utensils, Wi-Fi, televisions, locks, air-conditioning, lighting, and essential amenities.
Professional photography Photography is the storefront of the business. Strong images can turn interest into bookings.	Optimized listing Compelling title, professional description, strategic photo order, rules, policies, access information, and pricing.
Multiple platforms Airbnb, Booking.com, Vrbo, YouRentals, our website, direct bookings, social media, and WhatsApp channels.	Guest support Communication before, during, and after the stay, including special requests, recommendations, and assistance.
Check-in / Check-out Arrival coordination, access codes, forms, security procedures, instructions, inspection, and preparation for the next reservation.	Quality control Inspection of cleanliness, freshness, order, linens, towels, Wi-Fi, air-conditioning, and overall condition.

More exposure means more booking opportunities.

RESERVATION MANAGEMENT AND GUEST SUPPORT

A reservation does not end when the guest pays. That is when the operation begins.

We take care of:

- Confirming reservations and verifying payments according to each platform.
- Answering questions and requests before, during, and after the stay.
- Coordinating arrivals, check-in times, and check-out times.
- Changing access codes for each reservation when applicable.
- Completing forms required for QR codes or registration.
- Sending clear instructions for access and property use.
- Coordinating additional services and resolving minor issues.
- Preventing confusion, double bookings, and communication failures.

Response time directly affects reviews, and reviews directly affect future bookings.

Transparency. Organization. Results.

CLEANING, DISINFECTION, AND MAINTENANCE

Professional cleaning

- General cleaning
- Fresh sheets and towels
- Bathrooms, kitchen, floors, and surfaces
- Trash removal and replenishment of essentials
- Disinfection and final inspection

Maintenance

- Air-conditioning systems
- Plumbing and electrical work
- Locks, Wi-Fi, and televisions
- Appliances and furniture
- Leaks, wear-related damage, and prevention

In vacation rentals, cleanliness is non-negotiable. Poor cleaning can lead to a poor review, and one poor review can cost many future bookings.

We do not wait for a problem to become an emergency. When an issue is detected early, it has less impact on the guest experience.

Pre-arrival quality control

- Cleanliness, freshness, and order.
- Basic operation, air-conditioning, and Wi-Fi.
- Bed linens, towels, and amenities.
- Overall condition so every guest feels they are entering a freshly prepared property.

FULL MANAGEMENT AND FINANCIAL TERMS

Management commission

25% of net reservation income

Our service is based on a commission from the reservations generated. This aligns our interests with yours: when the property produces income, both parties benefit.

The commission includes:

- Platform administration.
- Guest communication.
- Reservation coordination.
- Operational management.
- Cleaning supervision.
- Maintenance follow-up.
- Check-in and check-out coordination.
- Listing optimization.
- Monthly reports and operational control.

Cleaning, laundry, basic supplies, electricity, and platform fees are handled separately and may be charged to the reservation when applicable.

OWNER COSTS AND RESPONSIBILITIES

In addition to the management commission, the owner is responsible for the operating and preservation costs of the property.

- Replacement of sheets and towels every six months, subject to evaluation.
- Repairs and maintenance.
- Damage not covered by booking platforms.
- Water, internet, and condominium fees.
- Improvements required to make the property more competitive.
- Deep cleaning, additional laundry, replacements, or special services when required.

Property acceptance

Before accepting a property for management, we verify that it meets minimum quality standards. This protects the guest, the owner, and our reputation as property managers.

The goal is not to accept every apartment. It is to manage properties that can compete and deliver a strong guest experience.

Your property. Our management. Results you can see.

PERSONAL USE OF THE PROPERTY

The owner may personally use the property or authorize its use by family members or friends. Personal use may be scheduled at least once per month, provided that management receives a minimum of seven days' notice and the dates do not conflict with existing reservations.

Monthly coordination fee

USD 50 per month

This fee covers the basic coordination related to personal use, including blocking dates, organizing availability, preparing the property, conducting inspections, and completing operational follow-up before and after the stay.

Main conditions:

- Minimum notice: seven days in advance.
- Subject to calendar availability and existing reservations.
- Dates are blocked across vacation rental platforms.
- Cleaning and a general inspection are coordinated.
- The property must be left ready for future reservations.
- Deep cleaning, additional laundry, damage, repairs, or special services are billed separately when applicable.

Your apartment should be ready to generate income—and ready to welcome you whenever you decide to use it.

AN EXTRA BENEFIT THAT MAKES YOUR PROPERTY MORE ATTRACTIVE

Minimarket + free internal transportation within Cana Rock.

Managing a vacation rental is not only about publishing a listing. It is about creating a complete guest experience.

In addition to our management service, we operate a minimarket and internal transportation service within Cana Rock. These two benefits increase guest convenience and add value to your property.



Guests can access essential products, convenient shopping, delivery, special discounts, and free internal transportation within Cana Rock.

More convenience for the guest. More value for your property. More reasons to book.

BENEFITS FOR OWNERS AND GUESTS

For the owner

- A more competitive property.
- Greater guest satisfaction.
- Better reviews and more bookings.
- More added value compared with other options.
- A local team close to the operation.

For the guest

- Quick and convenient shopping.
- Greater comfort during the stay.
- Free internal transportation.
- Delivery available.
- A more complete and organized experience.

We do more than manage properties: we create experiences that make guests want to return.

Convenience

On-site access to everyday essentials, delivery, and practical support.

Added value

A more complete stay gives guests more reasons to choose your property.

Local support

A nearby team can respond quickly to operational needs.

Stronger positioning

A better guest experience supports reviews, visibility, and future bookings.

TRANSPARENCY AND RESULTS

Income may vary depending on the season, location, pricing, competition, property condition, reviews, local events, demand, and the platforms used.

We can provide an estimate, but we do not promise fixed occupancy or guaranteed income because market conditions change.

What we do promise is professional work to ensure the property is well presented, properly positioned, well maintained, and professionally operated.

We work to maximize your property's potential through professional management, strong presentation, fast guest service, and visibility across multiple channels.

Your property is not just managed. It is elevated.

Contact

WhatsApp: 829 761 0066

Mobile: 809 763 6008

Email: vacanard@yahoo.com

Website: www.vacanard.com

Beach Breeze Services - Vacations in Punta Cana