



Vacation Rental Management in Winter Park

Hello Neighbor

Welcome to Winter Park Escapes the premier vacation rental management Company since 2005, specializing in 3 bedroom and larger luxury properties in the Winter Park area. We have been voted best management company in Grand County for consecutive years, including winning the award for top 10 rental management companies in the U.S. Our unique boutique style approach is designed specifically to remain local and focus on a limited number of handpicked high-end properties to provide the highest quality accommodations, locations, amenities and white glove services available. We offer a proven marketing strategy, low management commissions and no additional hidden fees which generates considerably higher rental income for our owners. As vacation homeowners ourselves over the years we know exactly what it takes to be successful and meet the high expectations of our homeowners and guests.

As the process for getting consistent bookings and managing nightly rates becomes more complex, our experienced revenue management team is dedicated to keeping the calendar full and maximizing the rental income through our sophisticated dynamic pricing strategies.

We do not have any hidden fees, startup costs or long term contracts and our full service management includes everything down to the luxury towels/linens, all guest supplies, HD photography, seasonal deep clean, discounted owner housekeeping, credit card processing, hot tub servicing, snow removal and general maintenance which other property management companies charge extra for.

We are a member of the Winter Park Chamber and work with the local HOA's and town to ensure your property remains compliant as a short term vacation rental. All of our properties are setup to resemble a 5 star accommodation and our interior designer can assist you with décor upgrades and complete furniture packages including advice on what stands out from the competition.



Our unique housekeeping and maintenance services are personalized to your specific property and needs, with one person assigned to your home, avoiding the impersonal rotating team approach that other management companies use. This allows our staff to become personally familiar with your property to avoid anything being missed or overlooked. Our professional inspection team will also review each home after the housekeeper has finished to ensure everything looks perfect for the next stay. Each reservation is also covered with an additional \$3000 of property protection to minimize any repair expenses to our owners and ensure your home stays in top notch condition.

We are the only vacation rental management company that offers an exclusive RAD program that provides our guests and homeowners with discounts for activities, equipment rentals, restaurants, and transportation at some of the most popular attractions the area has to offer. We also provide an extensive menu of optional concierge services including grocery shopping, private chef, special occasion gifts, in-room massage and a mobile equipment rental service that comes directly to your property. Our additional resort discounts and 24/7 service really enhances the overall experience, providing a competitive advantage that cannot be beat.

Contact us today to get a free detailed rental income estimate of your existing property or one that you are considering along with a summary of the top performing neighborhoods in the area.

Sincerely,

**David and
Elisabeth Repka**

Owners

The Winter Park Escapes Advantage



State of the art reservation management system with no booking fees or credit card costs



We cover the cost of general maintenance and repairs with inspections after each reservation



We provide a low management commission with no additional hidden fees



Discounted activities & equipment rentals plus additional concierge services



We handle all of the lodging taxes and rental permits for your property



24/7 guest support with dedicated reservation agents



Secure smart lock keyless entry with expiring door codes and contactless check in



\$3000 of additional property protection to keep your home looking new



We screen our guests and use special technologies to avoid damage and missing items



We cover the cost of HD photography, 3D floor plans and drone videos



We provide discounted housekeeping for owner stays and include all guest supplies



Professional maintenance and housekeeping, with one person assigned to your home



Optimized listings on all the top booking sites for maximum exposure



Cutting edge nightly rate optimization software to maximize rental income



We are eco-friendly, use organic products & eliminated single use containers



We do not charge any setup fees and will assist in getting your home rental ready



We supply all of the high quality luxury towels and linens



Cutting edge homeowners portal and guest app



We cover the cost of deep cleans, hot tub maintenance & snow removal



Local company and expertise as a fellow homeowner with no long-term contracts

Marketing Services

Comprehensive marketing for maximum exposure!



We dominate search engines with top Google search results along with aggressive pay per click and SEO advertising for our website and various social media campaigns



Top listing results on all the major high traffic vacation rental websites including Airbnb, VRBO, Expedia, Booking.com, Trip Advisor and Colorado.com



Professional HDR photography and amazing 3D virtual tours including drone twilight shots and staging



Rotating featured property previews along with extensive marketing to our large returning guest database with an incredible 45% repeat guest rate

Discounted Attractions

Winter Park Escapes is the ONLY rental management company that offers an exclusive RAD (Rentals/Activities/Discounts) program for our guests and homeowners that include discounts for activities, equipment rentals, restaurants, and transportation at some of the most popular attractions the area has to offer. We also offer several optional services as well including grocery shopping, private chef, mobile massage and mobile equipment rentals at your door.





WINTER PARK ESCAPES IS PROUD TO EXTEND OUR
Free MOBILE VACATION GUIDE APP!



Our guest app features a fully functional vacation guide to the Winter Park area

Key Reservation Information
Wi-Fi Information
Housekeeping
Frequently Asked Questions
Pet Friendly Rental Guidelines
Parking Information Complex
Rules and Etiquette
Contact Information

Discounted Attractions
Dining Recommendations
Our Other Properties
Food & Drinking Within Walking Distance
Ski and Snowboard Guides
Winter Discounts
Summer Activities
Year Round Activity Planner

Owner's Portal

Live Reservation Calendar
Detailed Monthly Statements
Direct Deposit Transactions
Maintenance Requests
Housekeeping Requests
Block Calendar for Owner Stays
End of the Year Tax Summary's
Property Listing Information
Reporting Library



Property Management Company Comparison

	Winter Park Escapes	Other Companies
Initial Setup	Included	Extra
Credit Card Fees	Included	Extra
Luxury Towels/Linens	Included	Extra
Guest Amenities & Property Supplies	Included	Extra
Seasonal Deep Clean	Included	Extra
General Maintenance	Included	Extra
Property Deliveries	Included	Extra
Additional Drone Photography	Included	Extra
3D Virtual Floor Plans	Included	Extra
Professional Photography	Included	Extra
Hot Tub Maintenance & Snow Removal	Included	Extra
Hassle Free Management Contract	Yes	No
Easy Access To Management	Yes	No
Staff Available 24/7	Yes	No
Professional Design Service	Yes	No
Local Company	Yes	Varies
Discounted Attractions	Yes	No
Discounted Owner Housekeeping	Yes	No
\$3000 Of Damage Protection Per Stay	Yes	Varies
Additional Concierge Services	Yes	Varies
Voted Best In County & Top 10 In The U.S.	Yes	No

We're powered by Streamline VRS

Innovative Software

Streamline VRS powers our systems that allow us to keep our properties in tip-top shape, along with offering both guests and owners a powerful set of tools to manage their trip or their properties.

Admin module – Used by power users for overall management of property and guest services.

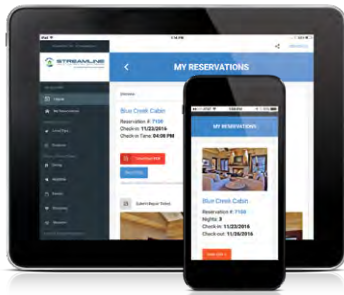
Housekeeping module – This module allows our housekeeping team to stay up-to-date with their schedules and more.

Reservations module – Gives the reservation staff a variety of precision reservation tools.

Maintenance module – Provides efficiency to the maintenance staff for management/tracking/follow through with work orders.

Owner module – Provides owners a variety of tools to self-manage their properties, including calendars, maintenance issues, and owner reservations.

Part of this exciting system that makes it extremely efficient is the available mobile apps that keeps just about everything at the touch of a button:



Guest App

By downloading "I Love Park City" guests can view local events, restaurants, ski or bike rentals, transportation and more! They can also view in depth information about their lodging reservation.



Owner App

Owners can view calendars, maintenance tickets, company news and more!



Housekeeping/Maintenance App

Our housekeepers and maintenance teams use this dual purpose app to scheduled and keep track of cleans, perform inventory, and create and complete workorders. This advance app allows our staff to work efficiently even when cellular service is poor.

Winter Park Escapes makes everything about renting my condo super easy. They are relentless in their focus on quality and service and could not be more responsive when I need them.

Michelle D.

As an owner, I couldn't imagine hosting short term guests without Winter Park Escapes management. They are highly responsive, hard working, and always bends over backwards to take care of our guests. Winter Park Escapes is the perfect partner for managing short term vacation rentals.

Evan B.

Thank you for the many great years of support with my Winter Park investment. I interviewed all the major rental companies in the area and can't imagine working with anyone else. I appreciate you so much!

Lois L.

Great company to work with. They are extremely responsive and offer unique benefits to our guests including free activities daily. They are very helpful and go above and beyond to make our guests stay great.

Mike C.

We initially worked with another rental management company because they were offering a lower commission and later realized you get what you pay for. After coming over to Winter Park Escapes our rental income doubled the following year. We also love having one housekeeper and maintenance person personally assigned to our property.

Ranae S.

We researched several rental management companies and Winter Park Escapes won hands down. They are wonderful to deal with and very responsive to all of our needs.

Pam H.

Winter Parks Top Vacation Home Rental Experts



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