

GENERAL CONDITIONS OF WORK



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Enterprise

**PROPERTY MANAGEMENT /
VACATION RENTAL**

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Punta Cana Village

PROPERTY MANAGEMENT FOR TOURIST RENT IN PUNTA CANA.

GENERAL CONDITIONS

Advertising:

- We take professional photos of the property, and they are updated whenever a change is made to the property.
- We draft the Airbnb listing and send it to the owner for approval.
- We publish the property to all marketing platforms (Airbnb, Booking, Vrbo, Your.Rentals, Tripadvisor) our website, we carry out paid and free promotion daily. Advertising paid to our account.
- We publish the property to all our social networks and we also carry out paid and free advertising. Advertising paid to our account.

Administration and Maintenance:

- We manage and manage all calendars, responses and personalized customer service.
- We send the owner the Airbnb link, you can review that link to check the reservation dates and available dates.
- We keep your property properly cared for and functional. Minor maintenance is at our expense; Minor maintenance: Change of light bulbs and remote control batteries, paint touch-up, lock maintenance, air filter cleaning, faucet and shower filter cleaning, drain cleaning, one deep cleaning per year (remove curtains)

- We check in and check out, we check the entire property when the guest leaves to ensure that everything is fine in the apartment.
- Major repairs are reconciled with the owner to carry them out in a timely manner and with prior authorization of the budget.
- We guide the owner in everything he considers appropriate for the process of delivery of his property and purchase of furniture and assembly (in case of not having a furniture package)
- Others that are considered appropriate by both parties.

Apartment for rent:

- On account of each rent is paid:
- Electricity
- Laundry
- Cleaning, disinfection
- Fumigation whenever it is needed.
- Enabling of each apartment: bathroom soaps, liquid soap, shampoo, softener, bathroom and kitchen paper, welcome water. The rest for the qualification, such as souvenirs and others to provide a personalized service is up to us: Coffee, tea, disinfectant, masks, games, candies or chocolates, etc.
- An account statement is sent to the owner every time there is a movement: income and expenses. Thus, in a table you will have access to all the information of your apartment.
- We pay the owner his rent profit 2 days after the guest checks out. It can be in a National account, PayPal or we can save the money in cash for when the owner is in the apartment. We do not use international accounts since they charge \$50.00 usd per transfer.

- We charge 25% of the net profit of each booking.
- We watch over and assume that your property is pleasant and comfortable for rent to tourism of a medium to high standard. For this we assume at our expense the purchase of certain accessories and decorations. Example of Christmas accessories at Christmas time so that guests can enjoy those dates on their trips.
- We ask that the owners be aware that the sheets, towels, cushions, pots and pans, kitchen utensils (especially if they are plastic) suffer wear due to use, we try to ensure that the owner always sees everything I buy, but we will inform you whenever it is necessary to make a change.
- We recommend mattress and pillow protector, mobile clothesline to hang clothes, dish drainer, smoke detector. They are only recommendations.
- Some general conditions:
- The Owner and his family can make use of the property at any time. They only have to notify to block the property and there are no reservations for the dates. We do not charge for receiving and serving the owner and his family. They only have to assume: electricity, cost of cleaning and laundry and authorization of the unit at the beginning of the stay.

LET'S TALK NUMBERS:

- Let's say as an example that the reservation is 125 usd per night
- Airbnb or Booking Commission -15%
- Electricity (in the case of Airbnb what the client consumes is discounted) Approximately it is between 800 - 1,000 Dominican pesos (15 - 20 usd) We take care of monitoring electricity consumption and recharging whenever it is needed; We send you a screenshot of each recharge that is made.

- Our commission -25%

125.00

18.75

20.00

22.00

Total 64.00 usd

- Keep in mind that we do not accept reservations for 1 night.
- We send a table with the breakdown of the expenses of the reservation, and we make the payment 2 days after the check out.
- In the case of the owner, family or friends, they only have to pay \$50.00 for cleaning, the electricity depends on what they consume and we can help with recharging if needed.

APPROXIMATE VALUE OF THE UNITS IN CANA ROCK CONDOS AND CANA ROCK STAR.

We take as a basis a 2-bedroom apartment and depending on the season of the year it generates a daily gross income between US\$100 - US\$150.

Note: We still do not have 1-bedroom apartments, so we do not have a reference: In Cana Rock Condos there are only 2 1-bedroom apartments and in Cana Rock Star in the finished phases (Blocks A, B and C) there are none.

The lack of some conditions typical of tourist condominiums within the Resort, such as: Place within the condominium to eat, nearby markets, internal transportation within the Resort.

To reverse this situation, our company as an independent venture and with the approval of Cana Rock:

We have opened a Snack Bar at the Cana Rock Star pool, with breakfast, drinks, lunch and dinner services. This Snack Bar services both Cana Rock Condos and Cana Rock Star.

We are in the process of opening a Minimarket in Cana Rock Condos with the same service to the apartments (Delivery) of both condominiums.

We have internal transportation within the Resort that connects the Condos with each other, as well as the Beach Club, Hard Rock Hotel, Tennis / Padel / Golf clubs. This transport is free for our clients, for the rest of the clients they must pay \$2.00 usd per person (as long as they use the transport) or the owner can pay a monthly fee of \$20.00 usd.



Descripción

The merger of our companies Vanarard and Espacio Food Punta Cana have[®] as their mission to promote the entrepreneurship that each owner is carrying out to collaborate jointly in the development of the project.