



*Vacation Rental Management*



# Hello Neighbor

Welcome to Winter Park Escapes the premier vacation rental management Company in Winter Park since 2005 specializing in luxury accommodations at the Winter Park Resort base and downtown Winter Park areas. Our unique boutique style vacation rental management company is designed specifically to remain small 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. 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 difficult and complex, our proven system has simplified that task, providing a comprehensive all in one property management solution that cannot be matched.

We are also a member of the Winter Park Chamber of Commerce and work with the local HOA's to ensure your property remains compliant as a short term vacation rental. All of our properties are 5 stars, and our in house designer can assist you with décor upgrades, 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 most vacation rental management companies use. This allows our staff to become personally familiar with your property

to avoid anything being missed or overlooked. 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 in Grand County that offers free activities every day of a guest or owner stay, at some of the most popular attractions the area has to offer. We also offer an extensive menu of personalized concierge services which include grocery shopping, private chef, special occasion gifts, holiday decorations, in-room massage services (request the Winter Park Escape massage) and a black-tie ski rental service that comes directly to your property to name a few. This along with our additional resort discounts and 24/7 service really enhances the overall experience, providing a competitive advantage that cannot be beat.

Please contact us for more details and to get a free detailed rental income estimate of your property.

Sincerely,

**David and  
Elisabeth Repka**

Owners

# *The Winter Park Escapes Advantage*



State of the art reservation management system with no booking fees



We cover the cost of minor maintenance and repairs



We provide a low management commission with no additional hidden fees



Extensive menu of discounted concierge services and resort discounts



We collect and remit all lodging taxes for your property



24/7 personalized support before, during and after a reservation



Secure keyless entry with expiring codes for each reservation



\$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 a 50% discount on housekeeping for owners and cover all supply costs



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



99% of our guest's reviews are 5 stars



Rate optimization software to maximize rental income



FREE Alexa virtual concierge speaker for hospitality to assist guests



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



We supply all of the high quality towels and linens



Partner with a local fellow homeowner



We cover the cost of the spring deep clean



Local company and expertise with no long-term contracts



# Marketing Services

*We take care of all marketing costs  
for our owners!*



Top Google Search Results along  
with extensive Email Marketing  
Reservations on  
WinterParkEscapes.com



Top listing results on all the major high traffic  
vacation rental websites including Airbnb, VRBO,  
HomeAway, Booking.com and the Winter Park  
Chamber of Commerce



High quality HDR and amazing  
3D virtual tours including drone  
videos and staging



Featured property previews along with  
extensive marketing to our large returning  
guest database



## Free Daily Activities

*Winter Park Escapes is the only rental management company in the area to offer up to \$200 of FREE activities daily at some of the most popular attractions in the area.*





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  
Parking Information  
Contact Information

Free Activity Pass  
Dining Recommendations  
Our Other Properties  
Food & Drinking Within Walking Distance  
Resort Base Drone Video  
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  
Block Calendar for Owner Stays  
End of the Year Tax Summary's  
Document Storage





*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.**



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