



Vacation Rental Management in Winter Park



Hello Neighbor

Welcome to Winter Park Escapes the premier vacation rental management Company in Winter Park since 2006 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 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. 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 do not have any hidden fees and our full service management includes all towels/linens, HD photography, spring deep clean, discounted owner housekeeping, and general maintenance which other property management companies charge extra for.

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 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 over \$500 of FREE activities and equipment rentals every day of a guest or owner stay at some of the most popular attractions the area has to offer. We also provide an extensive menu of concierge services which include grocery shopping, private chef, special occasion gifts, in-room massage services and a mobile equipment rental service that comes directly to your property to name a few. 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 general maintenance and repairs with inspections after each reservation



We provide a low management commission with no additional hidden fees



Over \$500 of FREE activities & equipment rentals daily plus additional discounted 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 a discount on housekeeping for owners and include all guest supplies



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



Optimized listings on all the top booking sites including Marriott



Rate optimization software to maximize rental income



FREE Alexa virtual concierge video speaker 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



Cutting edge homeowners portal and guest app



We cover the cost of the spring deep



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

Marketing Services

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



Top Google Search Results
along with extensive pay
per click advertising on
WinterParkEscapes.com



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



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



Rotating 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 that offers over \$500 of FREE activities and equipment rentals daily at some of the most popular attractions the area has to offer including white water rafting, ski/snowboard & mountain bike rental, rec center pass, golfing, ice skating, wine tasting, airport shuttle services, snow tubing, FREE coffee beverages & ice cream and rock climbing.





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

Free Activity Pass
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
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.



www.winterparkescapes.com | 720-940-4939 | dave@winterparkescapes.com