

## **Kiawah Island Getaways – *Property Management Criteria***

Some things to know before you proceed. Honestly, we would love to help everyone that has reached out to us for our expertise. All owners want to maximize their rental income and have their property managed with care. However, to maintain the level of quality and rental success we are known for, we limit the number of properties we manage. Not every owner who applies will meet our criteria.

*We enjoy working with Kiawah Owners who:*

- Have – or are willing to invest in – a property that is well maintained, fully renovated, tastefully decorated, functional and comfortable. The property should stand out from others and be *Deluxe*.
- Have a property that is located on Kiawah within a 5-minute walk of the beach.
- Do not allow smoking or pets in their property.
- Are easy to access via email/phone.
- Do not set aside their property for themselves or others for more than 2 weeks in the summer.
- Want us to advertise, rent, clean and maintain the property – not an owner who wants to do some of it themselves.
- Look to us for recommendations on what needs to be updated, replaced and added to the property.

*Does your property have:*

- A Clutter-Free Environment
- Generally Hardwood Floors throughout
- Large Area Rugs for Dining Room, Living Room and Foyer
- Smooth Ceilings
- Recessed Lighting and good lighting throughout (not dark)
- Granite or Quartzite Countertops
- High-End Stainless Steel Appliances
- High Quality Wood Cabinets
- Quality Dishes, Pots, Pans and Silverware
- Large Flat-Screen TV's (40"+ in Bedrooms, 55"+ in Living Room)
- Furniture, Lamps and Ceiling Fans that are High Quality
- Art/Décor that is well thought-out and appropriate. No prints or cheap framed art.
- Throw Pillows with Feather Pillow Inserts
- Quality Mattresses
- Duvets on all Beds
- Custom Closets (wood shelves, not wire)
- Outdoor Space with nice, comfortable seating, (no rusty furniture or outdoor ceiling fans)

That's it! Those are our basic requirements. If you feel you meet the criteria (or are in the process of doing so), please email us photos of your property ([HaveFun@KiawahIslandGetaways.com](mailto:HaveFun@KiawahIslandGetaways.com)) and your contact information. We'd enjoy talking with you!