



SUMMIT MOUNTAIN RENTALS

OUR SERVICES: AN OVERVIEW

Summit Mountain Rentals (SMR) is a full-service property management company focused on short-term vacation rentals in Breckenridge and Frisco. We have been building our property management business since 2002, when we purchased The Hotel Frisco. After learning the ins and outs of the hotel business, we moved on to managing private homes and then expanded into condos and townhomes.

We pride ourselves on delivering the highest level of satisfaction to our property owners and vacation guests. Our efforts have paid off, as we've been named "Best Property Management Company" in Summit County for six straight years. Additionally, our team possesses more than 150 years of combined real estate and property-management experience, so we know what it takes to be successful in this business — and how to make owning a vacation property in Summit County hassle-free and economically viable.

Summit Mountain Rentals' value to property owners:

- Our owners are our partners — you provide the asset, we are your managing agent.
- We offer peace of mind — we take care of everything, so you don't have to.
- We don't "nickel and dime" our owner-partners with unnecessary expenses, such as credit card fees, renter departure clean fees and monthly maintenance or marketing fees.
- We guarantee proactive maintenance of your unit — we stay on top of all issues and immediately fix the root cause of every problem.
- We guarantee immaculate cleanliness of your unit and perform thorough inspections after every departure.
- We provide dedicated marketing to increase your unit's visibility and rental revenue.

What does our management services include?

- 24-hour service, including phone, guest check-in, and emergency maintenance
- In-house professional maintenance staff
- In-house trained inspection staff and professional housecleaning services
- Local owners and staff that understand the area and the market
- Aggressive marketing for your property including (but not limited to) a strong internet presence
- Restocking of paper goods (tissues, toilet paper, paper towels), dishwashing detergent, laundry detergent, soaps, shampoo and amenities

What other unit expense can you expect?

- Annual linen lease fee
- Maintenance/repairs (as needed)
- Cleaning for owner or guest-of-owner departures
- Annual unit "deep clean" (as needed)
- Professional photography/360 panorama

For any questions about our services and fees, please contact Mary Waldman at 970-453-7370 or owners@summitrentals.com. We look forward to talking to you!