



VACATION RENTALS
& MANAGEMENT

Goose & Gander LLC HOME CARETAKER SERVICES

Date:

SAMPLE PROPERTY ONLY quote – all quotes based on property visit and short consultation with owner/owner representative.

Option 2: PROPERTY MAINTENANCE - \$ per month

We are happy to schedule all contractors (pest, pool, trees, etc.) with proven, tried, and true vendors or your preferred vendor. Our success is based upon maintaining and nurturing lifetime relationships.

We are always open to suggestions and requests from our clients. Just let us know!

➤ **Turnover**

- Interior and exterior inspection after each guest; basic maintenance and small repairs; change light bulbs, check smoke detectors, etc. as needed; detailed property specific inspection checklist completed during turnovers; recommend item replacements or repair, if needed (photos will be sent with these recommendations).
- Report any damage to owner immediately and provide documentation needed to claim damages against insurance (photos will be sent to owner).
- Restock basic supplies that owner deems necessary (toilet paper, paper towels, hand soap, coffee, etc.). Supplies provided on-site by owner.
- Coordinate with cleaning crew.

➤ **Mechanical**

- Monthly A/C filter replacement and unit inspection.
- Drain line flushing

➤ **Pest Control**

- Coordinate and provide access to the service provider of your choice.

➤ **Trash**

- Bi-Weekly trash and weekly recycling and yard waste pick up in accordance with the City Rules and Regulations and service provider.
- Monthly (or as needed) can washing and deodorizing.

➤ **Pool**

- Pool fence and gate inspection and repair.
- Pool heater activation as requested by owner.
- Non-routine maintenance; coordinate issues with pool service provider.

➤ **Landscape**

- Weekly lawn and shrub trimming
- Weekly weed control
- Weekly debris removal

- Tree trimming
- **Pressure washing/ exterior window cleaning**
- **Meet Service Providers**
 - We will meet inspectors or any non-Goose & Gander service rep or tech and stay with them for the duration of their call or whatever is reasonable (owner contact will be made regarding the time frame).
- **Home Watch Service**

We drive by daily; walk the property several times a week while vacant; enter the property if anything seems suspicious; contact owner and at owner's request, contact and meet law enforcement.
- **24 Hour Emergency Calls**



Additional Services (for extra fee):

- **Holiday Lighting and Decorating Services (\$25 hourly per person)**
 - Traditionally, nothing says *home for the holidays* like beautiful decorative lighting strung around the house — but getting this done is a big job! Making sure that your home looks warm, welcoming, and festive during the holiday season does not have to feel like an overwhelming task. We can take care of it for you, providing you with the feeling of festivity and celebration without all the hassle. Lights and décor provided by owner. Installation & removal.
- **Deep cleaning-garbage and recycling bins (off site) \$10 per bin**
- **Picking up supplies for owner (\$25 fee plus reimbursement)**
- **Landscape extras (\$40 hourly per person)**
 - Sprinkler inspection and repair
 - Outdoor lighting inspection and repair or replace
 - Mulching/shells/pea rock (product purchased by owner)
 - Heavy cutbacks
- **Hurricane & Storm Prep & Clean Up (\$40 hourly per person)**
 - Includes moving outdoor furniture to safety and returning to original position.
- **Special Service Call – (\$40 per hour per person plus parts, if needed)**
- **Special projects (\$40 hourly per person plus parts, if needed)**
 - Examples: annual (or as needed) gutter cleaning; annual evaporator and condenser coil cleaning; replace/install ceiling fans; repair or replace bath vent fans; clean dryer vents, interior lighting-repair or replace; etc.