



# PROPERTIES 4 ALL SEASONS

## **Serviced Accommodation Management**

### **Summary**

At Properties 4 All Seasons we help landlords, investors, and property owners turn suitable properties into professionally managed serviced accommodation.

We manage the day-to-day work involved in running short-stay accommodation, including listing setup, pricing, guest communication, booking management, cleaning coordination, check-ins, reviews, and ongoing performance improvement.

Our service is designed for landlords who want to explore short-stay income potential without handling guests, cleaners, platforms, pricing, or day-to-day operations themselves.

### **Who This Is For**

Our serviced accommodation management service is ideal for:

- Landlords with suitable furnished or unfurnished properties
- Property investors looking for an alternative to standard long-term letting
- Owners with vacant or under-used properties
- Existing Airbnb or Booking.com hosts who want professional support
- Developers or landlords with multiple units
- Owners who want visibility without day-to-day involvement

Before onboarding, we complete a property suitability review to confirm whether the property is a good fit.

### **What We Handle**

Depending on the selected management option, our service can include:

- Listing setup and optimisation
- Pricing and revenue management
- Guest communication
- Booking management
- Check-in and check-out coordination
- Cleaning and turnover coordination
- Review management

- Ongoing performance monitoring
- Monthly performance updates

## Management Options

Option	Best For	Setup Fee	Ongoing Fee
Tier 1 - Full Service Management	Completely hands-off owners	From £1,500+ / AU\$3,000+	20% of rental income
Tier 2 - Managed Account	Owners who want visibility and no daily work	From £750+ / AU\$1,500+	15% of rental income
Tier 3 - Launch & Co-Host Support	Owners who want to stay involved	Confirmed after review	Fixed fee / reduced %

## Recommended Option

For most landlords, we recommend the Tier 2 - Managed Account.

This option gives you ownership of your account and visibility over bookings, income, and performance, while we manage the day-to-day operations.

You keep control and transparency. We handle the work.

## Owner Responsibilities

The landlord remains responsible for:

- Furniture and setup costs
- Property readiness
- Maintenance and repairs
- Cleaning, linen, and consumables unless otherwise agreed
- Platform fees and other pass-through costs
- Payment of utility bills, council tax, internet
- Insurance
- Compliance, permissions, tax, and local short-stay requirements

All costs, responsibilities, and payout structures are confirmed before onboarding.

## Property Suitability Review

Not every property is suitable for serviced accommodation.

Before accepting a property, we review:

- Location and guest demand
- Property type and layout
- Condition and presentation
- Parking and access
- Furnishing requirements
- Cleaning and turnover practicality

- Local competition
- Expected nightly rate and occupancy
- Restrictions or compliance concerns

After the review, we will recommend one of three outcomes:

1. Suitable for serviced accommodation management
2. Suitable after improvements
3. Not currently suitable

## Important Note

Serviced accommodation income can vary depending on location, seasonality, demand, property condition, guest reviews, pricing, competition, platform performance, and wider market conditions.

Properties 4 All Seasons Limited does not guarantee a specific level of income, occupancy, or profit unless agreed separately in writing.

## Next Step

Complete our property suitability review.

If the property is suitable, we will confirm the recommended management option, setup requirements, fees, owner responsibilities, and launch timeline.

## Contact Details

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References: Available on request