



Rental Management Services

Prestigious Properties has been in the full-service real estate business for more than a quarter of a century and is the largest real estate company in the Turks and Caicos Islands. For two years running, the company has earned accolades from Caribbean World Magazine as the best full-service real estate company in the Caribbean. This speaks tremendously to our experience and commitment to excellence in service and client / customer satisfaction. We underscore the need to build amicable relationships within our communities and with our clients and we pride ourselves on delivering the highest degree of professionalism, service and ethics. Our principals have over 100 years of combined real estate and resort experience. Prestigious Properties has a long-standing, well-established property management department which specializes in the marketing and managing of an assortment of properties ranging from single family homes, villas, town homes, condominiums, apartment complexes and commercial properties. We believe that we can offer you superior services, thereby allowing you the luxury of concentrating on other interests.

Scope of Service

Our services include the following:

Long-term rentals

- Advertise and Market the property
- Find and screen tenants
- Prepare and finalize lease agreements
- Collect rental income
- Prepare monthly statements of account
- Arrange deposits and wire transfers
- Organize the payment of utility bills
- Oversee the repair and maintenance of properties including pool and yard service
- Address tenant issues
- Coordinate cleaning services during the move in/out at the owner's expense

Additional Services - For Short-term rentals

- Marketing & booking vacation rentals
- Airport greeting
- Coordination of garbage pickup
- Guests liaison service
- Orientation of the property
- Preparation and presentation of an information folder
- Preparing the house for arrival
- Being on call while the guests are on Island

The above lists are by no means all inclusive. For comprehensive information regarding our Property Management service offerings, Property Managers' responsibilities and fees, please refer to schedule "A" attached.



Our Responsibility

We will be responsible for all the duties outlined under the provisions of our agreement(s) and all applicable laws of the Turks and Caicos Islands. These services will be oriented towards the specific needs of the individual owners and our responsibilities will include performing and complying with all specific and general duties, weekly tasks, grooming and maintenance standards. These duties will be performed from our facilities located at our main office or other location(s) deemed appropriate. We will provide the necessary resources and tools of the trade, such as transportation, office furniture and equipment, etc., to undertake our responsibilities.

Advertising / Marketing

Prestigious Properties has been successfully marketing Vacation Rental properties throughout the Turks & Caicos for well over 25 years. Focused marketing programs are targeted toward driving in the perfect rental client for short and long-term rental needs.

Local Marketing:

We advertise our rental properties locally in key channels to drive referral business.

Print advertising publications such as the award winning Where, When and How and Times of the Islands magazines feature our listings.

We sponsor informative rental advertising on popular local websites like the Turks and Caicos Tourist Board site, TCI Mall, Provo.net and weekly E*News (a local email blast).

Promotional Postcards advertising our property management and rental services are placed around the islands in local hotspots and tourist board offices.

Our corporate offices showcase Illustrative Booklets displaying each property.

International Marketing:

Targeting international customers traveling or moving from the United States and Europe to our islands is a primary goal to drive rental revenue.

Magazine advertisement features for rentals in famous island publications Caribbean Travel & Life and Islands.

The Prestigious Properties website is a strong marketing channel for rental properties. We feature all villas prominently and actively market this website on the World Wide Web.

We partner with established online rental sites that market to traveler's globally. These sites are ranked in the top of their class for search engine visibility and reach, driving customers and leads to our company. Currently, we are featured on FindRentals.com and How2Vacation.com.

Prestigious Properties sends regular email newsletters to its corporate database of 1) new inquiries, 2) past customers and to 3) potential rental lead lists to garner year round business for your property.

The Northeastern United States is targeted for rental customers in the Turks and Caicos. We advertise in select local newspaper publications throughout the region and focus in the Manhattan, New York area with the New York Observer and the New York Resident.



Benefits of Hiring Prestigious Properties

- We are a local company whose principals have over 100 years of combined history of doing business at the most sophisticated levels of the socio-economic and political strata of the Turks and Caicos Islands
- We have invaluable contacts into the local community, with suppliers, transportation companies and government agencies
- We are currently staffed with some of the most experienced and resourceful talents for performing these services
- We will provide quick solutions to some of the most difficult challenges

Closing

We appreciate the opportunity to submit this proposal for your consideration. We stand willing, ready and able to manage the aforementioned aspects of your Sea Flowers development. We look forward to hearing from you, at your earliest convenience.