



## KIAWAH EXCLUSIVES

# PROPERTY MANAGEMENT SERVICES

As a family-owned business comprised of local residents, we have a keen insight into the Kiawah Island area, allowing us to customize our property management services to meet your needs as a Kiawah property owner. To learn more about each area of management offered.

### **Vacation Rental Management**

We offer highly personalized, full-service management for your Kiawah vacation home or villa. Locally owned and operated, we oversee every facet of management including marketing, reservations, cleaning, maintenance, customer service, and accounting.

### **Long-Term Rental Management**

We are an accomplished and experienced source for long-term rental management. As a full-service real estate company, we often encounter clients seeking long-term accommodations while building their dream home nearby.

### **Absentee Owner Services**

Let our licensed property management professionals customize a plan to oversee your home or villa while you're away. We will customize a plan that is highly specific to your property and unique needs.

Kiawah Exclusives specializes in personal service to a select number of properties. We are property management specialists with expertise in Kiawah and Johns Island properties since 1995 and look forward to tailoring a property management package suited for your needs.



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### **Absentee Owner Services (cont.)**

- We perform regular, detailed property inspections weekly, bi-weekly or monthly.
- Property Inspection Reports are produced and provided to owners after every regular property inspection.
- Our company maintains relationships with only the most reputable licensed and insured contractors who provide maintenance services.
- We are on call - 24 hours a day, 7 days a week.

### **Basic inspection services:**

- Check all windows and door locks.
- Check interior and exterior for mold and insects.
- Check heat/AC settings.
- Check lights.
- Check Power.
- Ensure lawn service is being performed.
- Grounds Inspection.
- Run faucets and flush toilets to check for leaks.
- Run disposal.
- Check/change filter on heat/AC unit.
- Clear entryway of debris once monthly.

### **We also offer customized services for an additional fee:**

- Cleaning and concierge services
- Storm preparation and damage assessment
- Coordinate and oversee household repairs and remodeling
- Start Automobiles
- Window washing
- Propane Delivery
- Landscape maintenance inspections
- Pool maintenance coordination