



What we offer:

EXPERIENCE

- More than 50 years of combined vacation and property management industry experience!
- **iTrip** Vacations is a nationally recognized brand with a network of more than 115 locations across the US and Canada

SERVICE

- Professional, full-service management 24/7/365
- Customized web page featuring professional photos, Matterport 3D virtual walkthrough, and Google Map functionality
- Exclusive rapid response instant email quoting with itripalabamabeaches.com, and top 3rd party booking channels such as Vrbo.com, and Airbnb.com**
- A state-of-the-art email marketing system that provides constant email contact and updates to guests and potential guests
- Online Owner's Portal with real-time booking and maintenance information, owner statements, and owner booking capability
- Texting service for easy communication between the guest services team and guests, to provide information and reminders about the reservation, update guests on current situations such as weather or surf concerns, and allow quick reporting of any maintenance issues
- Monthly lodging tax and local tax processing and compliance with all local ordinances
- State-of-the-art keyless Kaba lock systems that can be instantly changed at any time to permit or prohibit access
- All major credit cards accepted

EXPOSURE

- Well-developed, strategic, and comprehensive marketing strategy that provides direct access to vacation rental portals and targeted search engines that reach over 150 million guests worldwide
- Active presence on social media, including significant paid advertising targeting past and potential guests
- An interactive website model that uses geo-target Internet technology to find potential guests
- Over \$1 million spent annually on internet marketing and branding

SAVINGS

- Just 15% management fee when we book a rental guest
- Only 7.5% management fee when you refer a rental guest
- Free light maintenance – **iTrip** Vacations provides, at no additional expense to the owner, standard light bulb replacement, regular AC filter replacements, and battery replacement

** partner marketing sites subject to change

02.2026



How we work for you:

- We create a digital listing profile for your property with accurate, detailed descriptions highlighting the features that set it apart, professionally shot photos that best represent it, and a Matterport 3D Virtual Tour.
- Your property profile and virtual tour are listed on itripalabamabeaches.com and on leading online rental websites, such as Vrbo.com and Airbnb.com,** to reach the maximum number of potential guests. These sites are the most searched and have proven results.
- We provide ongoing management of your property listings and continuous analysis of the vacation rental market to determine competitive rates across all seasons.
- We respond to potential guest inquiries and secure bookings. Guests immediately receive an automated response from our system with a quote and a link to book online. Our guest services team is always available to guide guests through the process, provide support, and answer questions.
- We obtain the signed rental agreement and payment from the booked guest, manage keys and lock codes for easy check-in and check-out, and provide all necessary armbands and parking passes.
- We provide consistent communication with the guest throughout the entire process from booking to departure, via email, text, and phone. Our guest services team calls every guest the morning after check-in to confirm safe arrival and offer any assistance needed.
- Upon departure, we schedule all cleaning and address any maintenance or repair issues.
- Finally, we follow up with the guest to request a review and to direct ongoing marketing efforts to ensure they return to **iTrip** Vacations and your property.

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FAQs

HOW DOES iTrip Vacations PROMOTE AND MARKET MY PROPERTY?

iTrip Vacations utilizes a well-developed, strategic, and comprehensive marketing strategy. We use proven marketing channels, including email and social media, to reach prospective and repeat guests, and we partner with the most-searched online vacation rental sites. Each property has its own customized website on itripalabamabeaches.com, Vrbo.com, and Airbnb.com.** All inquiries are property-specific, ensuring that you receive every intended booking. If the requested property is unavailable, alternative properties are suggested based on unit-specific criteria, including availability, pricing, location, and number of bedrooms. We request reviews from every guest and maintain a detailed guest database for ongoing marketing.

CAN I PROMOTE AND RENT MY OWN PROPERTY?

Yes, we encourage you to rent your own property! iTrip Vacations offers a 50% commission discount on bookings that you refer. That's only 7.5% in commission! Please ask for details.

HOW ARE RATES ESTABLISHED?

A Competitive Market Analysis is performed on your property to determine appropriate rental rates. We then use a hybrid approach combining technology and human oversight to keep your property listed at competitive rates. Our advanced rate management software analyzes thousands of data points daily and adjusts rates in real time. Additionally, our in-house pricing team continuously reviews and manually adjusts rates to ensure each property remains competitive and optimized. During peak seasons, we monitor and adjust pricing daily, responding immediately to demand surges or market shifts.

WHAT ARE SOME OF THE NORMAL EXPENSES FOR THE RENTAL PROGRAM?

iTrip Vacations tries to keep expenses to a minimum. The only expenses are: a 15% management fee, credit card fees, an annual marketing fee of \$999, and any maintenance costs associated with caring for your property and guests.

DOES iTrip Vacations ACCEPT CREDIT CARDS, AND WHO PAYS FOR THE FEE?

iTrip Vacations accepts all major credit cards. Owners pay a portion of the credit card processing fees, and iTrip Vacations absorbs the rest.

WHAT ABOUT CLEANING SERVICES?

iTrip Vacations partners with exceptional cleaning teams that have proven they can meet our standards. The cleaning team inspects each property as they clean, which helps identify damage or substandard conditions. We also employ additional full-time staff to inspect the units after cleaning. The guest is billed for cleaning services. Owners at iTrip Vacations pay no portion of the guests' cleaning fees. However, owners are required to pay cleaning fees for owner stays and for owner guests. Cleaning fees for owner and owner's guest stays will be charged to the owner's statement unless the owner has prepaid them. Charges vary based on the property size.



WHAT ABOUT MAINTENANCE?

Everyday maintenance of your property prolongs its life and increases its value. At no additional expense, **iTrip** Vacations provides light maintenance, including replacing standard light bulbs, remote batteries, smoke detector batteries, and HVAC filters. We can also manage minor and major repairs.

WHAT ABOUT LINENS?

iTrip Vacations contracts with a vendor to provide linens and towels in your unit as long as your property is on our rental management program. Your personal linens should be stored in an owner's closet or taken home. In 2020, **iTrip** Vacations implemented triple-sheeting across all of our properties. Triple sheeting is a bed-making technique that uses multiple layers of sheets and a blanket. It is an easy system to manage for both housekeeping and laundry. Three sheets and a blanket or throw create a clean look and can be changed and laundered with bleach after each guest.

WHAT IF A RENTAL GUEST DAMAGES MY PROPERTY?

Every **iTrip** Vacations reservation requires the purchase of a Limited Damage Waiver (LDW). This policy covers up to \$1500 of accidental damage to your property. After departure, the cleaning team inspects each property for damage. If there is damage, it is either covered by the LDW policy or charged to the guest, as stated in the guest's rental agreement.

HOW DO I RECEIVE MY RENTAL PROCEEDS?

iTrip Vacations provides you with a monthly detailed statement of the previous month's rental activity. The statement itemizes all income and expenses. You will receive your funds via direct deposit within two banking days of receiving your emailed owner's statement.

WHAT ABOUT OWNER USE AND OWNER'S FREE GUEST USE?

iTrip Vacations allows owners unlimited use of the property. However, the property must remain profitable for both parties in order to remain in the **iTrip** Vacations rental program. Therefore we encourage owner stays to be kept to a minimum during peak rental season. Excessive owner occupancy during peak rental season will reduce rental income. Owners must reserve their unit via the **iTrip** Vacations Owners' Portal or through **iTrip** Vacations Guest Services to ensure that all booking calendars are consistent. Owners are encouraged to book reservations well in advance, as once a guest has made a reservation at a property, they cannot be moved. No fees other than departure cleaning services apply.

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