
Property Management Services



LOCAL EXPERTS - TRUSTED CARE - PEACE OF MIND

www.Americanpriderealtors.com

Vacation Rental Management & Hosting

American Pride Realty Management Services provides professional vacation rental management services to owner clients across Oklahoma. Our team would like to help you transform your residence or investment property into a true cash flow generator. We have the knowledge and staff to make “short term vacation rentals” part of your real estate business portfolio, hosting folks from around the state, country, and world! American Pride Realty is a local full-service property management firm with a Superhost status from Airbnb for more than 7 years. We know what it takes to be successful in the vacation rental business and would like the opportunity to provide you with complete property management for your home sharing venue.

We have several options and provide all (or a part) of the following, based on your needs:

- Marketing of listings on Airbnb.
- Individualized copy of home manual.
- Professional Photos for the listing.
- Local on call staff 24/7/365
- Customized pricing per night.
- Guest reservation scheduling/cancelations.
- All interactions with guest
- Scheduling and management of all guest turnover cleaning.
- Provide Trash Service as needed
- Scheduling and management of all required maintenance (with threshold approval limits).
- Stocking of all amenities and supplies for your guest (coffee, linens, toiletries, etc.).
- Providing gift baskets to guests.
- Providing any special services requested by the guest and/or offered by the homeowners.
- Unique Partner Services offered
- Provisions- Have groceries delivered and stocked prior to arrival
- Boat & Seadoo Rental- Schedule boat rental
- Massage Therapy- Schedule an in home massage with a licensed and insured massage therapist.
- Sunset Cruises available to book.

VACATION RENTAL FEE SCHEDULE

We are committed to fostering complete peace of mind for our clients. We accomplish this mission by providing 24/7/365 access to Team APR staff as well as 100% billing transparency. Our vacation rental management fee schedule includes the following:

- 25% of the nightly rate.
- 10% on maintenance,, consumable supplies any 3rd party service coordination.
- We take pride in our Superhost status and require a minimum of one deep clean during the off season to prepare for the upcoming season in which the homeowner will be responsible for fees. (otherwise guest pay for cleaning).
- Any additional cleanings including power washing ,windows or dock areas will be discussed with the homeowner.
- Required short term rental insurance, with APR, LLC named as additionally insured.
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We would be happy to answer any questions or concerns that you might have and look forward to hearing from you!

Sincerely,

Susan

918-521-3165

Shelly

918-864-2961

HOME GUARD SERVICES

Peace of Mind While You're Away

Service Pricing Overview

Serving Grand Lake and the Northeast Oklahoma region. Pricing may vary based on distance, property size, and specific client needs.

Basic Watch- \$55-\$75 per visit 1 monthly visit

A quick, reliable check of your property- inside and out. Includes lock and window inspection, thermostat adjustment, storm damage check. Ideal for short trips or vacant homes.

Full Watch- \$125 - \$250 monthly subscription

Comprehensive care for longer vacancies. Includes Basic service plus the following.

- Biweekly visits (2 visits per month)
- Faucets run, toilets flushed
- Dock/lift visual check from shore
- 24hr storm check after severe weather
- Detailed photos updates for peace of mind

Stay & Care- \$100-\$150 per day

Perfect for properties needing an on-site presence. Includes overnight stays, pet and plant care and storm readiness checks. Ideal for lake homes and ranches.

For personalized quotes or to schedule your Home Guard service, contact Susan at 918-521-3165

LONG TERM RENTAL MANAGEMENT

Owning a rental property should be rewarding not stressful. APR property management services takes the hassle out of being a landlord so you can enjoy the returns without the work.

Here's what we do for you:

Tenant Screening & Placement

-We find reliable, responsible, tenants through background, income, and reference checks.

Lease Management

- Professional lease drafting, renewals and enforcement ensure your property and interests are protected.

Maintenance & Repairs

-We handle all maintenance requests promptly with trusted local vendors, keeping tenants happy and your property in great shape.

Rent Collection

-On-time rent collection, transparent reporting, and detailed monthly statements so you always know where your investment stand.

Property Inspections

- Regular inspections to maintain value and prevent costly surprises.

We manage your property like it's our own- with integrity, transparency, and attention to detail. Whether you live nearby or out of state, you'll have peace of mind knowing your investment is protected and performing.

Please contact us for personalized quotes.

Susan @ 918-521-3165