



RENT YOUR  
MAINE  
EXPERIENCE!

[www.bayleyvacationrentals.com](http://www.bayleyvacationrentals.com)

207.883.5799





# WHAT WE DO



Bayley Vacation Rentals is your dedicated local manager that specializes in short term stays to provide the best guest and owner satisfaction. We are a data driven company that uses technology to get you the most out of your investment while maintaining a professional and efficient vacation rental management experience.





# PROPERTY SERVICES



## CLEANING

Our team of highly trained cleaners will keep your home in tip top shape between each stay.



## DAMAGE PROTECTION

Accidents happen. We're going the extra mile to protect your home with up to \$3,000.00 in coverage per stay with Safely.



## MAINTENANCE

Taking care of a home can be a constant upkeep. That is why we have multiple resources available to get the job done.



## LINENS

Each guest gets the luxury feel when they arrive to a freshly made clean bed. Partnered with a local linen company to provide sheets, comforters, bath towels, bathmats & kitchen towels.

# MANAGEMENT SERVICES



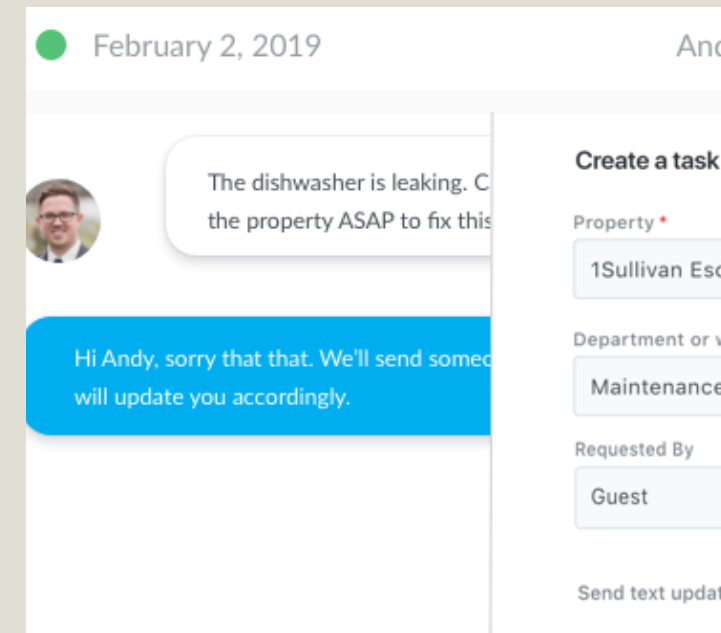
## PHOTOGRAPHY

Great photos are what sells the story of your home to guests. Our professional photographers capture still images, floor plans, and a 3D virtual tour.



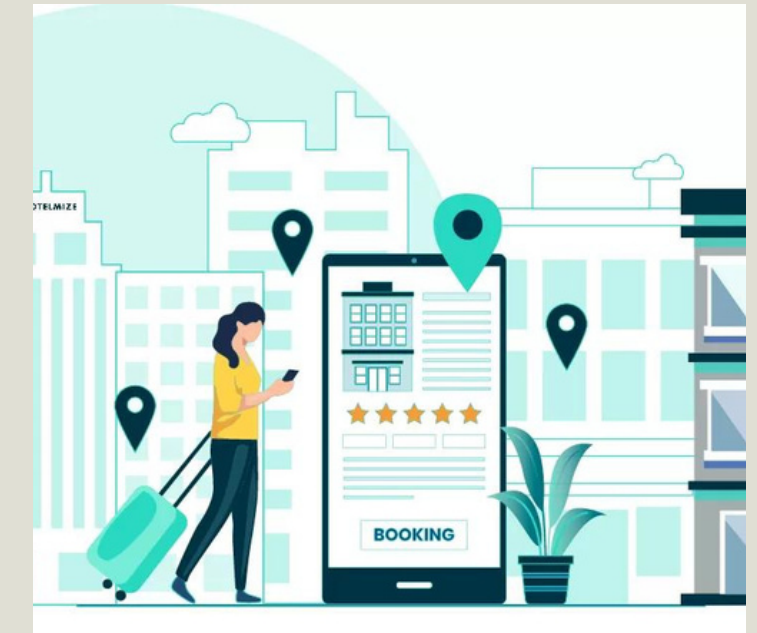
## BATH AMENITIES

It's all in the details for guests, which is why we offer complimentary bath items for each stay.



## GUEST TEXTING

With one unified inbox for all guests to receive door codes, ask questions, Wi-Fi information, and request maintenance – we never miss a beat!



## OTA MANAGEMENT

To bring your home the most opportunity for bookings, we advertise on multiple platforms, including VRBO, HomeAway, FindRentals, and Whimstay.



# EXTERIOR SERVICES



PROPANE  
REPLACEMENT

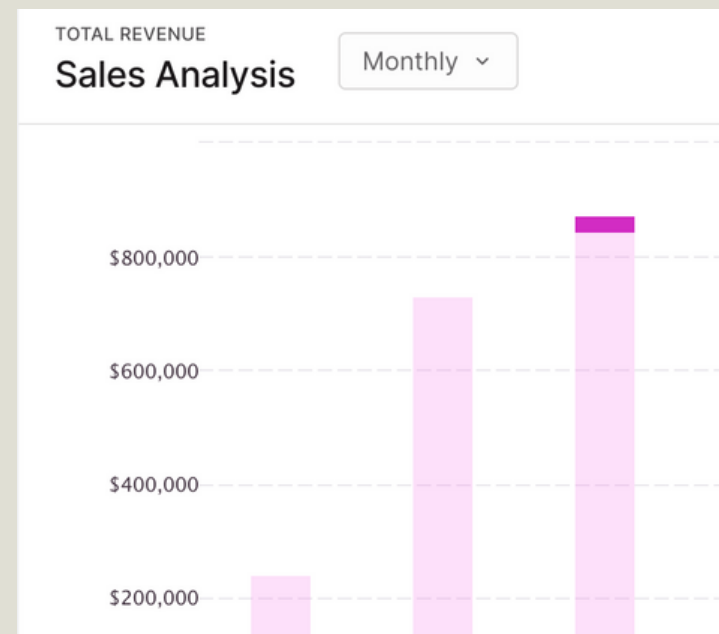


TRASH  
REMOVAL



GRILL  
CLEANING

# REVENUE SERVICES



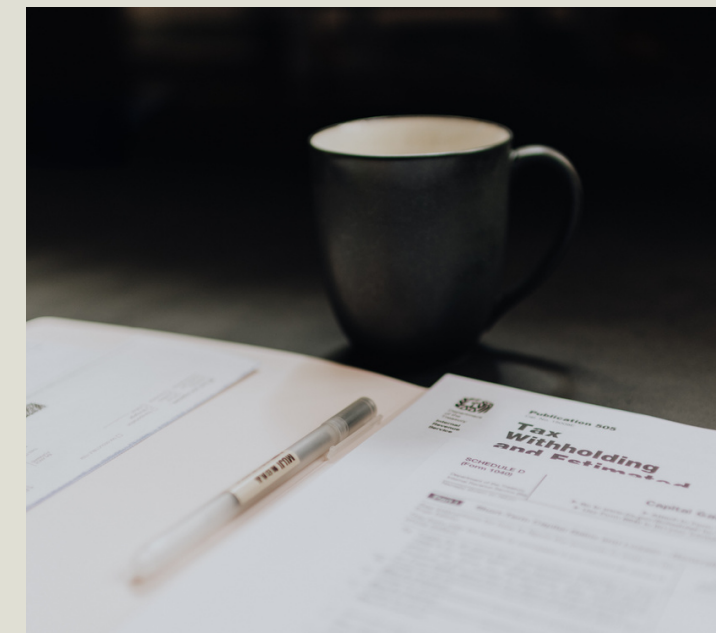
## DYNAMIC PRICING

Maximizing on your revenue is always our number one goal! This advanced piece of technology uses over thousands of data points to accurately price your listing based on market demand.



## ACCOUNTING

Payouts are made on a 30-day cycle based upon check-out. Your revenue can be viewed at any time through your owner's portal.



## SALES TAX

BVR will collect and submit the lodging sales tax of 9% to the State of Maine.



## REVENUE MANAGEMENT

We have hired a Full-Service Revenue Management Team, working to maximize your occupancy at the highest possible rates.

# HOW TO BE A 5-STAR HOST

## GENERAL

Fresh Paint  
Air Conditioning  
Blow Dryer  
Replacing Outdated Items



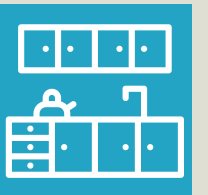
## TECHNOLOGY

Keyless Entry  
Including Wi-Fi  
Charging Ports  
Bluetooth Speakers  
Smart TVs with streaming services



## KITCHEN

Coffee Pot | Keurig  
Toaster  
Lobster Pot  
Matching Sets



## BEDROOMS

2 pillows per bed  
Mattress Protector  
Pillow Protectors  
Matching Hangers  
New mattress every 5 years



## OUTDOORS

Grill | Fire Pit  
Beach Gear  
Outdoor Seating  
Outdoor Shower | Rinse station





# OUR STORY

JULIE BAYLEY | ALLISON BAYLEY

Welcome to Bayley Vacation Rentals, where local expertise meets a passion for hospitality! As seasoned professionals deeply rooted in our community, we take pride in offering homeowners an unparalleled experience in the world of vacation rentals.

We are more than just property managers; we are your dedicated partners in maximizing the potential of your home.

Let us help you unlock the full potential of your vacation rental while enjoying the peace of mind that comes with partnering with professionals who genuinely love what they do.

