

Property Management Program

We know that purchasing a cabin can be a daunting process. All those unanswered questions, can you afford the monthly payments, who's going to take care of the upkeep, who will watch over your investment while you're away, who will handle marketing and reservations, is it really an investment or will it become a albatross? That's why Mentone Cabins has developed its very successful Property Management Program. We feel very comfortable in saying that owners who entrust their investment with us and follow our guidelines will be able to actually have peace of mind, while their cabin generates income.

Here are a few thoughts for owners or potential owners looking for a management company:

- **Trust - Does the management company make you feel as if they are business partners with you, with your best interest at heart, or are you just another dollar sign to them?**
- **Marketing - Does the management company advertise in a productive, yet cost efficient way? Do they market all of their cabins equally?**
- **Rental Inventory - Does the management company have more inventory than renters? Does the management company have sub-standard inventory?**
- **Reservations - Does the management company have a reservation process that notifies you immediately of reservations, cancellations, and/or changes? Does the management company provide timely payouts for owners?**
- **Rental Records - Does the management company keep accurate nightly rental records for your cabin, ensuring that you receive all money that you're entitled to receive?**
- **Cabin Compensation - Does the management company compensate their employees, families, or friends by using your cabin without your knowledge, thereby denying you money?**
- **Taxes - Does the management company take care of the sales and lodging tax implications, so that there's no worry for you?**
- **Upkeep - Does the management company watch over the cabin, notifying you when there are potential problems, and recommending the most cost effective solutions?**

The amenities show what Mentone Cabins considers a successful candidate for its Property Management Program. A very special note: we never want to be the largest cabin rental company..... only the best!

Suggested Amenities

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| • Non-smoking | Upgraded bath linens | DVD/VCR Combination |
| • Hot Tub | Fireplace with gas logs | Satellite/Cable |
| • Queen or King Size Beds | Central HVAC | Upgraded Furniture |
| • High thread count sheets | TV 27" or Larger | Charcoal Grill |
| • Pet Friendly | Fully equipped kitchen | Washer & dryer |
| • Jacuzzi tub | | |