



Exclusivity with StayMarquis

When your home is listed exclusively with us, our team is able to fully champion your property—driving stronger demand, stronger pricing, and more qualified bookings. Exclusivity aligns marketing, sales strategy, and revenue management under one coordinated approach, allowing your home to perform at its highest potential while keeping your preferred operations and guest communication structure in place.

EXCLUSIVITY BENEFITS

- **Centralized Booking & Inquiry Management:** All inquiries and calendar activity flow through one dedicated team, ensuring clarity, consistency, and a frictionless booking process.

- **Increased Booking Confidence:** Because our Travel Specialist team has full trust in your calendar's accuracy and availability, they confidently propose your home more often to high-intent guests—resulting in stronger conversion.

- **Professional Revenue Management:** A dedicated revenue manager reviews pricing weekly to ensure your home remains competitively positioned and optimized for peak performance.

- **Proven Results:** Exclusive homes generate 28% more revenue on average than non-exclusive listings due to stronger pricing oversight, focused marketing, and higher lead conversion.

- **Strategic Partnership:** We host annual strategy meetings to review financial performance, booking trends, and property-specific recommendations for the year ahead.

- **Tax Support:** We manage state and county lodging tax reporting and remittance (owners may opt out if preferred).

- **Collaborative Network:** We continue working with outside agents under a fair split, ensuring broad exposure while maintaining centralized coordination.

- **Enhanced Marketing Exposure:** Exclusive homes receive priority placement in search results and benefit from elevated marketing efforts, including Instagram, email campaigns, and curated property features.

- **Annual Asset Performance Reviews:** We evaluate revenue performance, guest behavior patterns, and operational needs to continuously elevate results.

ADDITIONAL BENEFITS UNDER THE MARQUIS PROGRAM

- **Damage Claims Management:** We handle and coordinate guest-related damage claims, reducing friction and protecting your time.

- **Linen Guarantee:** Complimentary replacement of linens damaged during guest stays when using our recommended linen program, ensuring consistency and quality.