

VACATION RENTAL MANAGEMENT

OVERVIEW OF SERVICES

KEY PROPERTY MANAGEMENT

Property Management. Redefined.

WHY KEY PM FOR YOUR VACATION RENTAL?

Las Vegas is one of the most competitive short-term rental markets in the country. Key Property Management brings over two decades of local real estate expertise to vacation rental ownership—maximizing your revenue while protecting your asset.

We handle everything: marketing, guest communications, dynamic pricing, cleaning coordination, maintenance, and financial reporting. You collect income. We handle the rest.



**Dynamic Pricing
& Revenue Optimization**



**Full Guest
Experience Management**



**Asset Protection
& Compliance**

MARKETING & DISTRIBUTION

Maximum visibility across every major booking channel.



Multi-Platform Listing

Airbnb, VRBO, Booking.com, Key PM direct site, and additional third-party channels



Professional Media

Photography, virtual tours, and optimized listing copy for maximum conversion



Dynamic Pricing

Rate optimization based on demand, seasonality, events, and competitor analysis

KEY PM IS YOUR EXCLUSIVE MARKETING PARTNER — We build and manage your listing across all channels so you never have to.

GUEST EXPERIENCE

Five-star reviews start with five-star operations.



Booking Management

We handle all reservations, calendar sync, and guest communications from inquiry to checkout.



Check-In / Check-Out

Seamless self-check-in with smart lock technology. Pre-arrival instructions and welcome messaging.



24/7 Guest Support

Round-the-clock guest communication for questions, issues, and emergencies during every stay.



Turnover Cleaning

Professional cleaning between every guest coordinated by our team. Property inspected before each arrival.

PROPERTY CARE & COMPLIANCE

Your property is an investment. We treat it like one.



Maintenance Coordination

24/7 emergency response and routine maintenance handled through our licensed vendor network.



Property Standards

Every property must meet our Safe, Clean, Guest Ready, and As-Advertised standards for every booking.



Regulatory Compliance

Owner is responsible for all local permits and licensing. We guide you through Las Vegas STR requirements.



Damage Protection

Guest damage waivers and security protocols help protect your property. Documented inspections between stays.

FINANCIAL MANAGEMENT

Full transparency into your investment performance.

Owner Portal

Access your property's financial performance anytime. View booking revenue, payout history, expenses, and monthly statements through your secure owner portal.

Payouts & Reporting

Monthly owner payouts with detailed statements.
Year-end tax documents provided.

\$1,000 OWNER RESERVE REQUIRED — Funded within 2 business days of agreement execution

OUR FEES

Transparent pricing. No hidden fees.

Service	Fee
Management Fee	20-15% of Base Rates per booking
Owner Reserve Deposit	\$1,000 (refundable)
Property Preparation (if needed)	\$50/hour
Early Termination (<180 days)	\$1,000

HOW THE MANAGEMENT FEE WORKS

The management fee is calculated as a percentage of the non-tax Base Rate for each booking. On third-party platforms, rates may be adjusted to cover platform distribution fees. Key PM Guest Service Fees are charged to guests separately and do not affect your payout.

WHAT SETS US APART



25+ Years in Las Vegas Real Estate

Deep local market knowledge that drives pricing, positioning, and performance.



Exclusive Marketing Partner

We manage every channel so your calendar stays full and your brand stays consistent.



Property Standards Program

Every home meets our Safe, Clean, Guest Ready, and As-Advertised standards.



Dedicated Property Manager

Ranked among the top 20 Airbnb hosts in Las Vegas, your manager personally owns and operates a portfolio of short and mid-term rentals—managing your property like it's our own, with a hands-on approach and a direct stake in your bottom line.

READY TO MAXIMIZE YOUR VACATION RENTAL INCOME?

Full-service vacation rental management for Las Vegas property owners.

Schedule a Free Consultation

vacationrentals@keypm.com | 702-914-6567

Key Property Management | Las Vegas, Nevada