



## **OBASA EXCLUSIVE HOMES RENTAL PROGRAM BASICS**

Our Exclusive Home Rental program in Saskatoon and Regina is unique - we are a professional tenant, not a listing agency, rental pool, or traditional property management company. We sublet our homes and condos and accommodate our clients as "guests" instead of tenants. This approach ensures a unsurpassed level of control of our properties - it's our guarantee that your investment will be given the care it requires.

Our professional Sales and Marketing, Reservations, and Operations representatives work together to promote and maintain your furnished suite. Further, unlike most property management companies, we do not have any monthly agent fees. We'll take care of everything - and pay you 60% of the rent generated by your property the following month.

Some basic Saskatoon and Regina property criteria:

- The property must be available for a minimum of a 12 month term.
- The property must be available to OBASA on exclusive terms (i.e. not listed with another company).
- The property must be well-furnished with clean, modern appliances and furnishings.

OBASA Suites would lease condos from owners for a 12 month minimum period.

There would be an initial administrative non-refundable fee of \$400 for setting up the file and putting the unit into our system.

Revenues will be split 60% to home owner, 40% to OBASA. We will assign a rental range for each condo individually based on class and quality of the location.

We will accept only those condos that meet our standards and requirements. Our preference is for one, two, or three-bedroom units that are clean, and well-furnished with modern appliances.

EXCLUSIVE HOME OWNER-VENDOR is responsible for:

- Property taxes, building and content insurance, utilities, and condo fees.
- Complete furnishing and amenities as required by OBASA Suites Exclusive Home Rentals.

OBASA is responsible for:

- All operations, reservations, billing and collection of rents, marketing, tenanting, cleaning, and obvious maintenance.