



OBASA EXCLUSIVE HOMES OUR PROFESSIONAL TENANCY MODEL

We take care of your home!

Housekeeping is included! 24/7 service! Fully staffed corporate office!

OUR BASELINE CRITERIA

- With some exceptions, your unit must be available for 12months (minimum) or more.
- Our clients prefer 1, 2, and 3 bedroom condos/homes in central areas.
- Well maintained & fully furnished homes with clean, modern appliances.

OUR EVALUATION PROCESS:

STEP #1

- We review the ***Property Description Worksheet*** and photos.
- Does it meet our ***baseline criteria***?
- Does it meet a need currently lacking in our inventory?
- Does it present any unique marketable amenities?

STEP #2

- If necessary, we book an appointment with you to view the suite.
- Discuss the suite's needs regarding linens and other **required inventory**.
- Review the unit for class and quality: **Is it a deluxe or standard?** What is the quality of furnishings?
- If unit evaluation is successful, offer rate based on our evaluation.

OUR CONTRACTING PROCESS

- We agree upon a rate / decide to proceed.
- We book an appointment to sign a **Tenancy Agreement**.
- An **Action List** will be prepared outlining all of the information/details needed to prepare your home for maximum revenue potential.

LETTER OF AGREEMENT; HOW IT WORKS

- We sign the Letter of Agreement.
- We collect an administration fee of \$400 for setting up the file and placing the property into our system.
- You provide us with proof of insurance and four (4) sets of keys.

LETTER OF AGREEMENT: WHAT HAPPENS NEXT

- Our Housekeeping Manager reviews the property with you and may make suggestions that will improve desirability in the market place.
- You remove all sentimental/ irreplaceable items.
- Once the unit is 'set to go', and we have keys, it is put into our reservations system and ready to be marketed.
- **After one year the agreement converts to a month-to-month with a 60 day Home Owner/Leasor notice to terminate.**

WE TAKE CARE OF THE REST...

- All Guest Services are managed by our Administrative staff.
- We maintain regular housekeeping.
- We incorporate your unit into our marketing program and website materials.
- We take care of move-in and move-out issues for the Guests.
- We do regular inspections and take care of Guest requests.
- We handle the Guest bookkeeping.
- We pay you the month following the first month of rental.
- We take care of your home as if it were our own!
- Any repairs required that can be performed by our in house maintenance team will be billed at \$55/hr.

OBASA Suites SERVICES INCLUDE...

- ***Linen Purchasing at excellent prices.***
- ***Decorating services & suite staging.***
- ***Monthly Occupancy Statements.***

WHERE DO WE GO FROM HERE?

If you are interested in becoming a HOME OWNER VENDOR with OBASA Suites, just:

- Return the Furnished Property Description Worksheet once you have completed it.
- Send us some photos of your home.

OBASA Group

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Tel: (306) 931-1700
Fax: (306) 934-3134

Toll Free: 1-877-99-OBASA
(62272)

OR ExclusiveHomesProgram@Obasa.com

We will:

- ***Evaluate your information.***
- Contact you to set up an appointment to view your suite.
- We will confirm and agree and a rate schedule.
- Arrange a ***Contract Signing Appointment.***