



What to Expect When You Join?

Whether you're new to renting your home as a vacation rental or switching from another property management company, **our mission is to provide you with a fresh, effective way to earn income from your investment property.** Instead of a "cookie-cutter" approach, we want to personally get to know you and your goals. We then use this knowledge to develop rental projections and a customized management plan for your vacation property utilizing our proven formula for success.

"After renting from ESPM Vacation Rentals for 4 consecutive years, we knew we wanted to have their competent, professional team manage our newly purchased vacation rental home. ESPM markets our property utilizing a very successful strategy, along with excellent support from the Reservations Department. Our home was rented as soon as it was available and has been consistently booked. All encounters with the ESPM professionals have been engaging and positive. We recommend the ESPM Team without reservation." Jenny and Craig Watts, September 2021

Trusted & Detailed Management

Our loyal team is here to assist you with all of your needs. We have one of the lowest property to manager ratios on the island and our knowledgeable team even takes the stress out of paperwork – from KICA inspections, licensing, reporting, and 1099s.

Employee Staff Cleaning Team

We pride ourselves on having the best in-house cleaning team in the area. Our staff is provided with excellent training and competitive wages, and you will see this difference when you arrive in a sparkling clean and well-maintained home.

Unparalleled Maintenance

We truly believe in treating your home as our own. Our routine and preventative maintenance services will keep your property in peak condition. Plus, our sister company, Byrd Builders affords us the advantage of accessing top-rated contractors at reduced rates.

Proven Marketing & Maximized Revenue

To achieve the outstanding occupancy rates we're known for, your home will be listed on our website along with other channels to increase exposure. Plus, we have deployed an intensive marketing program — from paid ads, email marketing, social media, and more.

Exceptional Guest Experiences

Taking care of our guests is always a top priority. Everything we do is centered around making them feel taken care of during their stay. This shows through a bevy of 5-star reviews and multiple-time repeat guests. We're also easily accessible 24/7 as needed.

"We were very hesitant to buy a 2nd home in another state, let alone one that we wanted to rent out thinking it was going to be a total headache. Since partnering with ESPM in 2014, we have never looked back. Their commitment to excellence and service not only to their homeowners, but also to their guests, is a game changer. I am not sure who earns more of our 5 star reviews - our actual villa on Kiawah Island, the ocean, or the ESPM staff." Jackie and Matt McFee, September 2021

& Seamless Transitions with Streamlined Onboarding

Paperwork

After our initial assessment and rental projections are complete, the next step will be to review the paperwork



Owner Setup

Your financial information, preferences, and owner portal will be set up within our backend

Welcome Aboard!

It's now time to introduce your property to our marketing database and begin taking bookings

Property Ready

You'll meet with your property manager and then we will schedule your first deep clean, professional photography, KICA inspection, and any other services

Your Marketing Plan

Your online listing will be professionally crafted with an optimized description and then prepared to go live on top listing websites like VRBO, Homeaway, and Airbnb

Experience the *ESPM Difference*

We have streamlined our program to ensure the best experience for our owners and guests, resulting in less hassle, higher occupancy levels, and better returns. Our team can't wait to get to know you and your Kiawah Island home. Simply contact Hillary Harling, and we'll send over more information about getting started!

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