

SUSSEX BUSINESS AWARDS WINNER

Visitor Ready®

New Owner Information Pack

STAA WINNERS PROPERTY MANAGER AWARDS

Introduction to My Getaways

Step into the effortless realm of holiday letting, where enhanced earnings and attractive tax incentives await you. Compared to the conventional long-term rentals under Assured Shorthold Tenancies (ASTs), holiday lets can yield net returns that are typically 30% higher for property owners, coupled with outstanding tax advantages.



Revel in the ease and peace of mind that our full-scale property management service offers. With us at the helm, you're freed from the daily tasks that come with renting out your property as a holiday let. Relax and watch your extra income flow in.



Our service is all-encompassing—we seamlessly handle every detail. Our 24 hours a day, 7 days a week guest support team is dedicated to providing exceptional guest support, taking care of any queries or concerns swiftly and effectively.



We're also on top of all the behind-the-scenes work. Our meticulous calendar management ensures your property's availability is always up-to-date, while our channel management maintains a strong presence across all key platforms.



All of this dedicated service comes to you at a simple, straightforward service level fees. It's our mission to ensure that managing your property is completely stress-free, leaving you to simply enjoy the benefits.



	MY GETAWAYS	airbnb	Booking.com
Full end to end booking logistics	✓	✗	✗
* Free maintenance	✓	✗	✗
Instant booking notifications	✓	✓	✓
Damages deposit management	✓	✓	✗
Owner login area	✓	✓	✓
Regular payments	✓	✓	✗
24/7 on call support	✓	✗	✗
Manage all guest communication	✓	✗	✗
Calendar availability management	✓	✓	✓
Proactive and reactive rates management	✓	✗	✗
Free professional photos, staging and floorplans	✓	✗	✗
* Management of housekeeping, laundry & guest welcome packs	✓	✗	✗
* Free compliance and inventory advice	✓	✗	✗

*For Professional Service Level

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Choose your service level

Professional 20% - Award Winning Hassle Free Management

At My Getaways, we deliver a stress-free, award-winning property management service that not only enhances your investment returns but also ensures your property remains in pristine condition. We handle every aspect of the process, from securing bookings to enhancing guest experiences and managing online reviews, so you can enjoy the benefits without any of the hassle.



Our comprehensive approach includes thorough housekeeping, superior linen services, and complimentary minor maintenance, costing less than £25 (parts and 15 minutes labour) and reduced hourly maintenance rates during office hours of £40 per hour. Trust My Getaways to keep your property in top shape and your returns high, all while providing a service that guests will remember.



Standard 15% - Hands off Full Management

Reap the rewards of our professional offerings, including meticulous housekeeping. This plan introduces a flexible approach to maintenance; enjoy pay-as-you-go cover during office hours at a rate of £40 call out fee plus £60 per hour, or feel free to coordinate your own maintenance solutions. It's the perfect blend of professional service and personal control, tailored to suit your needs.



Lite 10% - Hands on service

This service is great for experienced owners that want to benefit from My Getaways award winning service, but are happy to manage their own housekeeping, maintenance and compliance tasks, but want us to manage rates, availability, guest communications and bookings.





Most Popular

Service Levels	Lite 10% Hands On We manage bookings and guests you manage cleaning and standards	Standard 15% Hands Off We handle the day to day tasks with PAYG maintenance	Professional 20% Hassle Free Award Winning Full Service Management
Onboarding fees	Free onboarding 12 month agreement £495 onboarding Fee 3 month agreement	Free onboarding 12 month agreement £495 onboarding Fee 3 month agreement	Free onboarding 12 month agreement £495 onboarding Fee 3 month agreement
Marketing			
Onboarding up to 40 OTA's	✓	✓	✓
Professional photo shoot	✓	✓	✓
Enhanced Floor Plans	✓	✓	✓
Expertly crafted property listing	✓	✓	✓
Interactive Virtual Tours	✗	✗	✓
Operations			
24/7 Booking enquiry logistics	✓	✓	✓
24/7 Guest and owner support	✓	✓	✓
24/7 Complaint management	✗	✓	✓
24/7 Manned security	✗	✓	✓
Housekeeping and linen services	✗	✓	✓
Damage deposit management	✓	✓	✓
Maintenance			
24/7 Emergency maintenance*	✗	✗	✓
Office hours maintenance cover	✗	✓	✓
Free maintenance up to £25	✗	✗	✓
Tech			
Dynamic pricing and rates	✓	✓	✓
Noise monitoring*	✗	✓	✓
My Thermo heating controls*	✗	✓	✓
Bookings portal access	✗	✓	✓
Finance and compliance portal	✓	✓	✓
Compliance			
Owner compliance advice	✗	✓	✓
Fire risk Assements*	✗	✓	✓
Electrical Safety Certificate*	✗	✓	✓
Gas Safety Certificate*	✗	✓	✓
EPC management*	✗	✓	✓

*These are chargeable services

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Tax Benefits of Furnished Holiday Lets

What qualifies a property as a Furnished Holiday Let (FHL) in the eyes of HMRC?

For your property to be recognised as an FHL by HMRC, It must achieve both of these key milestones:

1. It must be made available to the public as a holiday accommodation for a minimum of 210 days (30 weeks) per tax year.
2. It must be actually rented out for at least 105 days (15 weeks) within the same period.
3. This threshold does not include stays over 31 days, ie winter mid term rentals

For your property to be recognised as an FHL by VOSA (The Business rates valuation office), It must achieve both of these key milestones:

4. It must be made available to the public as a holiday accommodation for a minimum of 140 days (20 weeks) per tax year.
5. It must be actually rented out for at least 70 days (10 weeks) within the same period.

Offset costs from Furnished Holiday Lets - personal income tax

If you own your holiday home in a limited company, you can recover all costs including mortgage costs as you would for any trading business. However, even if the property is in your personal name, when you transition to operating your property as a holiday let, you are then permitted to offset all these setup and furnishing costs against income, which you can not do, on a long term rental.

Business Asset Disposal relief BADR

Business Asset Disposal Releif allows the business owner to pay a flat 14% capital gains tax from April 25 (18% from April 26) on the chargeable Capital Gains as compared to Capital Gains tax of up to 28% that may applicable on non FHL properties.

No council tax?

Instead of paying council tax, your property will now be considered a business property when you meet the VOSA thresholds above, therefore it will instead incur business rates one your property has met the threshold number of days available and sold. If this is your only commercial premises, you will be able to claim small business rates relief and as long as the rateable value is under £12,000 (based on the your sleeping capacity) you won't pay anything at all. You still need to pay council tax until the thresholds have been met.

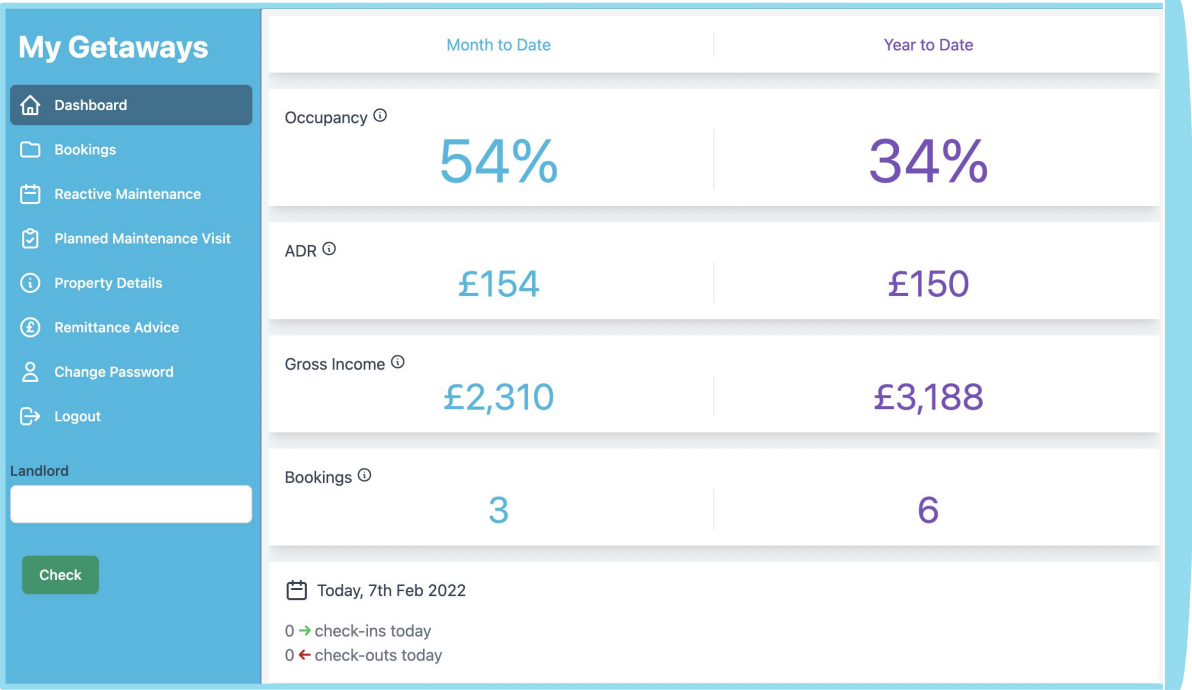


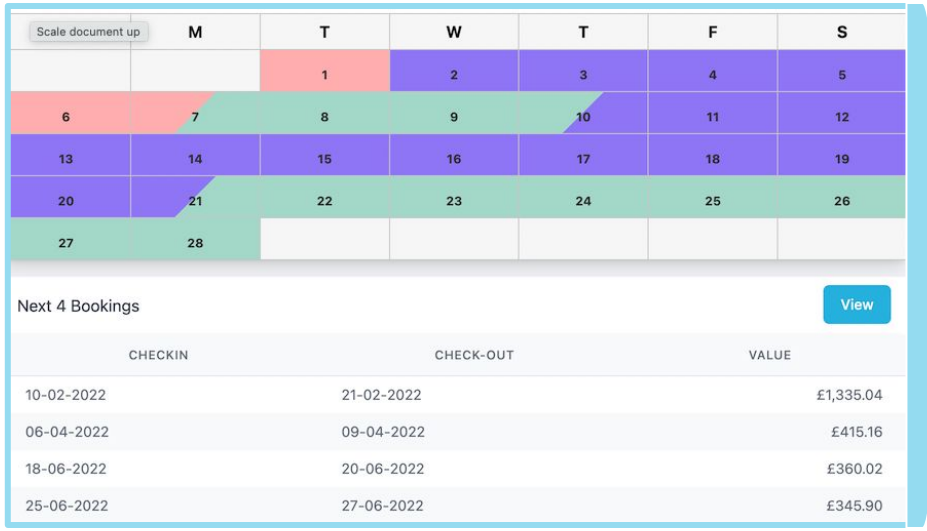
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How do you know you have a booking and how do you get paid?

Our automated booking platform emails you every time we take a booking from a guest, with full information on the booking and the financial breakdown, including our commission, housekeeping contribution and VAT. Then on the 10th of each month, we pay you for all bookings that have checked out in the preceding month, for instance, a guest checks out on 20th August, you will be paid on or before 10th September. The only variation to this schedule is if you have guests staying longer than 1 month, in this case, you get paid pro-rata each month.

You also have access to your own landlord login area, which allows you to view, all past, present and future bookings, average daily rates, gross booking income, you can search any criteria on your own bookings month to month or year to year to keep up to date on how your property performs.







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What does My Getaways Management do for our owners?

- ➔ 24/7 Guest Support
- ➔ Free maintenance and call outs with our Award Winning professional service*
- ➔ Housekeeping, linen and welcome packs*
- ➔ Rates and revenue Management
- ➔ Compliance Management keeping you safe and legal*

*some services incur fees and only available on some service levels



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Compliance
Keeping your property safe and legal

Before we showcase your property to guests, we need to ensure all compliance documentation and fire safety measures are up to scratch. We're here to help you get these sorted, or you can supply us with copies if you already have them in hand or arrange this yourselves.

If we are arranging this for you, costs below as a guide:

- Gas Safety Certificate: Necessary if your property has gas. From £99+VAT.
- Energy Performance Certificate: Required if you don't have a current certificate from the last decade. Let us handle it for you for from £99+VAT.
- Fire Risk Assessment: Since October 2023 fire risk assessments for small guest paying accommodation, like holiday lets has become mandatory. We can organise our third party fire risk assessor to carry this out for you, with cost starting from £350+VAT, dependant on the size of the property.
- Fire, carbon monoxide and heat sensor testing and record keeping £5 per changeover.
- Electrician Installation Condition Report (EICR) Certificate.Essential for all property rentals valid for 5 years. Rates dependant on the size of property
- PAT Testing: Ensure your appliances are safe for guests use with an annual PAT test of all of your domestic appliances at just £2 per item, with a £50+VAT minimum fee.



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Additional My Getaways Services

We offer a fantastic selection of extra services for our property owners, which includes:

- ➔ Noise Monitor fitting and configuration at £199+VAT.
- ➔ A round-the-clock Noise Monitoring service, which comes with management of security call-outs at just £20+VAT monthly, based on a yearly agreement.
- ➔ My Thermo installation for a savvy £39+VAT a month – get smart with your energy by scheduling heating around bookings and turning it off when the property isn't occupied. It's a win-win for both the environment and your wallet.
- ➔ Arranging access for your personal contractors at £40+VAT each time they visit.
- ➔ Meter Reading services at £40+VAT per visit.
- ➔ Gardening Services – tailored to your property's needs.
- ➔ Interior Design Consultation to give your space that wow factor.
- ➔ Furniture sourcing and fitting – for a hassle-free setup.
- ➔ Mesh Network setup to boost your property's Wi-Fi coverage.

These additional services are designed to make property management a breeze, ensuring your guests' comfort and the smooth operation of your holiday let, if they are required.



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So what next?

Get in touch for a complimentary, no-pressure chat about how your property can earn you more with My Getaways, optimising your short stay and holiday let profits.

Reach out to us:

+44 (0) 1273 917 909

owners@mygetaways.co.uk

We're eager to chat with you soon

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Booking.com Tripadvisor airbnb

Expedia Hotels.com™ Google

