

## Property Management Type Comparison Chart

**Short Term Rentals**  
**Daily Vacation Rentals**

**Short Term Rentals**  
**30 Day / 90 Day Minimum**

**Long Term Rentals**  
**6 Months or 1 Year Residence**

Client type	Guest centric	Temporary Housing / Company Paid Accommodations	Tenant / Resident centric
Client Requirements	Furnished, requires electric, water, cable & Internet to be provided (they will not get their own services)	Furnished, requires electric, water, cable, Internet & parking are included with rent	Usually unfurnished, prefers electric, water, cable, Internet & parking include with rent but tenant will get own services
Client Preferences	Kitchenette okay with mini frig with basic kitchen-wares & CLEAN, unstained linens	Full kitchen preferred or Kitchenette w/ larger frig, kitchen-wares & CLEAN, unstained linens required, usually needs parking	Full kitchen preferred or Kitchenette w/ larger frig but not fully stocked w/ kitchen-wares & linens, usually needs parking
Client Expectations	Highest, no tolerance for old/worn condition or clutter	Highest, no tolerance for old/worn condition or clutter	Within reason to price point (will rent old/worn condition for a cheap rate)
Management Platform	Hotel Management software	Depends - could be in either system	Property Management software
Marketing	Airbnb.com, HomeAway, VRBO, Booking.com, etc	Airbnb.com, HomeAway, VRBO, Apartments.com, Craigslist, Zumper, etc	Apartments.com, Craigslist, Hicentral MLS, Zumper, etc
Instant Booking	Yes with full payment	N/A	N/A
Payment Rules	Paid in full in advance 30 days prior to check in date	Deposit & first month's rent paid prior to moving in, then monthly	Deposit & first month's rent paid prior to moving in, then monthly
Deposit	\$250 - \$500, depends on 3rd party	\$250 - \$1000, depends on 3rd party	Equal to one month rent, held in separate Security Deposit account
Application	N/A	Depends how booked - 3rd party	Yes - required online submission
Credit, Criminal, Eviction Checks / Verification	N/A	Depends how booked - 3rd party	Required - tenant pays fee
Landlord Tenant Code	N/A	Reservations N/A & Leases Yes	Yes applicable
Eviction Mortiturium	N/A	Reservations N/A & Leases Yes	Yes applicable
Can you lock out for non-payment?	Yes and trespass from property	Depends how booked	No, must file eviction through courts for summary possession
Will police assist removal?	Yes and trespass from property	Reservations Yes & Leases No	No, tenants have rights under Landlord Tenant Code
Available for owner's use?	Yes if calendar is available (can not cancel a confirmed booking)	Yes if calendar is available (can not cancel a confirmed booking)	No, tenants have rights for lease term of quiet enjoyment
Management Fee	20% of Gross Revenue	15% of Gross Revenue	10% of Monthly Rent
# of transactions / year	13 - 60 reservations	3 - 12 reservations / leases	1 - 2 leases
# of cleanings / year	13 - 60 cleanings (paid by guest)	3 - 12 cleanings (paid by guest)	1 - 2 cleanings (at lease term end)
GE & TA Taxes	GE & TA paid by guest to owner	GE & TA paid by guest to owner	GE (not usually charged to tenant)
Projected Income	Highest potential, seasonal	Average rates	Lower rates but stable monthly
Vacancy	13% - 25% annual average	15% - 35% annual average	Depends on condition, price, and market demand
Zoning for use	Resort / Resort Mixed / NUC	Resort / Resort Mixed - 30 Day Residential - 90 Day minimum	Residential only