



REVAVISTA

VACATION HOME MANAGEMENT

CENTRAL FLORIDA OWNER'S PLAYBOOK

The Vacation Home Guide

How to buy, prepare, price, and run a short-term rental in Orlando, Kissimmee, Davenport, Clermont, and ChampionsGate — and get the most from it.

REVAVISTA VACATION HOMES

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WELCOME

Your home can work as hard as you do.

Owning a vacation home near the theme parks is one of the most rewarding investments in Central Florida — and one of the most hands-on. Guests arrive every few days. Rates move with the seasons. Licenses, taxes, cleaning teams, pool service, and reviews all need attention at the same time.

We wrote this guide for the people who own those homes: first-time investors preparing a property for the market, seasoned owners who want better results, and owners who live in another state or country and want a clear picture of what "good management" should look like.

Everything here comes from the day-to-day work of managing vacation homes in Orlando, Kissimmee, Davenport, Clermont, and the ChampionsGate / Four Corners area. Use it as a reference, a checklist, or a second opinion.

How to use this guide. Read it front to back if you are just getting started. If you already own a rental, jump straight to the pricing, operations, and management chapters — and use the checklists at the end of each section.

This guide is general education, not legal, tax, or financial advice. Rules and rates change; confirm the requirements that apply to your property with the relevant authority or a licensed professional.

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CHAPTER 01

Why Central Florida

Few places in the world combine year-round demand, family-sized travel groups, and purpose-built rental communities the way the Orlando area does.

Demand that never really stops. The theme parks, convention traffic, sports events, and warm winters keep visitors arriving in every month of the year. Peak weeks are busy, but even the "slow" weeks bring guests — which is why occupancy in this market can stay healthy year-round when a home is priced and presented well.

Groups that prefer homes. Families and multi-generational groups visiting the parks want bedrooms, a kitchen, a pool, and space to spread out. A hotel room cannot offer that. A four- to eight-bedroom home can — and it is often the more economical choice for a large group, which keeps demand strong for well-run rentals.

Communities designed for short-term rental. Unlike most U.S. markets, Central Florida has entire resort communities zoned

and built for vacation rental: gated entries, clubhouses, water parks, lazy rivers, and HOAs that expect guests. That reduces neighbor friction and regulatory uncertainty compared with renting in a typical residential neighborhood.

A professional ecosystem. Cleaning crews, pool technicians, pest control, furniture suppliers, and photographers who specialize in vacation homes are all local. Turnovers can happen the same day, and a problem reported at breakfast can usually be solved before check-in.

International reach. Orlando draws guests from Latin America, Canada, the UK, and Europe. Owners who market in more than one language — and managers who support guests in more than one language — reach a broader share of that demand.

What this means for you as an owner

The opportunity is real, but so is the competition: thousands of homes are listed on Airbnb and Vrbo within a short drive of the parks. The homes that consistently earn well are the ones with the right location, sharp pricing, professional photography, spotless turnovers, and fast communication. This guide walks through each of those.

The vacation-rental corridor at a glance

Orlando

The metro hub: airport, convention center, downtown, and the northern edge of the parks corridor. Rental rules vary by jurisdiction inside the city and county, so location within "Orlando" matters a great deal. Also the base for most vendors and services.

Kissimmee

The heart of the corridor along US-192, minutes from Walt Disney World. Home to long-established resort communities such as Storey Lake, Windsor Hills, Emerald Island, and Paradise Palms, all built around short-term rental guests.

Davenport & Four Corners

Where Osceola, Polk, Lake, and Orange counties meet. Large newer resort communities with big homes, water-park amenities, and strong value for families. Many owners here live out of state or abroad.

ChampionsGate

A master-planned golf and resort destination off I-4 with a resort-style clubhouse, water park, and a high concentration of five- to eight-bedroom rental homes. Popular with large groups and golf travelers.

Clermont

North-west of the parks along the Lake County side of the corridor. Rolling hills, lakes, and newer communities with easy access to Highway 27 and the western entrance of Walt Disney World.

Which one is right for you?

It depends on your budget, the size of home you want, and the guest you want to attract. Chapter 02 walks through how to evaluate a community — and our team can tell you how comparable homes in each area actually perform.



A resort community in the Four Corners area — the kind of purpose-built neighborhood that makes Central Florida unusual among vacation-rental markets.

Choosing the right community

Location decides more about your rental income than any renovation ever will. Before you fall in love with a floor plan, evaluate the community.

Is short-term rental actually allowed? This is the first question, not the last. Zoning, county ordinances, and HOA covenants all have to permit nightly or weekly rentals. Many resort communities were built for it; many residential subdivisions prohibit it or limit minimum stays. Get the answer in writing before you buy.

Resort community or residential neighborhood? Resort communities charge higher HOA dues but deliver amenities that guests search for — pools, water parks, fitness centers, restaurants, playgrounds. Residential neighborhoods can be cheaper to own, but they compete on the home alone and can face stricter rules.

Drive time to the parks. Guests search by distance to Disney, Universal, and SeaWorld. Ten minutes versus twenty-five minutes shows up in booking rates and in reviews.

Check real drive times at 8 a.m. and 5 p.m., not just the mileage.

HOA rules and fees. Read the covenants: minimum stay, occupancy caps, parking, trash, pool-heating rules, exterior changes, and rental-registration requirements inside the community. Confirm the monthly dues, what they include (some cover cable, internet, lawn, or gate security), and whether special assessments are planned.

Age and condition of the community. Newer communities photograph well and need fewer repairs; established communities have proven booking history and mature landscaping. Both can perform — but budget differently for each.

Guest profile. Golf resorts attract different guests than water-park communities. Match the home size and style to the guest that community naturally draws.

Questions to answer before you buy

Rules & restrictions

- ☐ Is short-term rental permitted by the county / city zoning for this address?
- ☐ Do the HOA covenants allow nightly rentals? Is there a minimum stay?
- ☐ Is there an occupancy limit per bedroom or per home?
- ☐ Are there parking limits or rules about trailers, boats, or commercial vehicles?
- ☐ Does the HOA require its own rental registration or guest check-in?
- ☐ Any pending litigation, special assessments, or reserve shortfalls?

Costs of ownership

- ☐ Monthly HOA dues — and exactly what they include
- ☐ Property taxes (as a non-homestead property)
- ☐ Insurance quotes for a short-term rental (not a standard homeowner policy)
- ☐ Utilities: electricity with pool heat, water, internet, cable / streaming, pest control, lawn, pool service
- ☐ Furnishing and setup budget if the home is not turnkey
- ☐ Management fees, platform fees, and payment-processing costs

Rental performance

- ☐ What do comparable homes in this community earn per year? (Ask us — we can show you real comparables.)
- ☐ How many bedrooms and bathrooms do the best-performing homes have?
- ☐ Is there a private pool? Is it south-facing (more sun) and screened?
- ☐ Is there space for a game room, theater room, or themed bedrooms?
- ☐ How far is the community from Disney, Universal, and the airport in real traffic?
- ☐ What community amenities can guests actually use, and is there an extra fee?

Condition & inspection

- ☐ Age of roof, A/C system, water heater, pool pump, and pool heater
- ☐ Any signs of water intrusion, pest activity, or deferred maintenance?
- ☐ Is the furniture package included, and is it guest-grade or worn?
- ☐ Does the home have an existing rental license and booking history you can review?

Buying with a Realtor? Ask them to loop us in early. We give buyers a realistic income estimate for a specific home before they make an offer, at no cost.



CHAPTER 03

What makes a home rent well

Guests choose with their eyes first and their wallet second. The homes that book consistently share a handful of features.

A private pool (and spa)

In Central Florida a private pool is close to mandatory. Screened enclosures keep bugs out; a spa and pool heating extend the season into the cooler months and command higher rates.

The right bedroom count

Four- to eight-bedroom homes serve the large family and multi-family groups that drive this market. More bedrooms means more revenue potential, but also higher costs — match it to your budget.

A game room or theater

Converted garages with pool tables, arcade games, and air hockey are a signature of the market. A home theater or loft media space adds another reason to book.

Themed or kids' rooms

Tasteful themed bedrooms and bunk rooms photograph beautifully and win over families choosing between similar homes. Keep it durable and easy to refresh.

Kitchen & dining for the whole group

Big groups cook. A fully stocked kitchen, a dining table that seats everyone, and outdoor dining by the pool matter more than luxury finishes.

Fast Wi-Fi and smart TVs

Remote workers, teenagers, and streaming families all test the Wi-Fi in the first ten minutes. Reliable internet and smart TVs in every bedroom are now expected.

Rule of thumb. Invest where guests look first — the pool, the primary bedroom, the kitchen, the game room, and the photos. Spend on durability everywhere else. What matters less than owners think: high-end finishes that do not show in photos, formal rooms that go unused, personal decor, and fragile furniture that is costly to replace.

Understanding the economics of a vacation rental

Every vacation home has three numbers that matter: **gross rental revenue**, **operating costs**, and what is left — **net income to you**. Owners who understand each line make better decisions about pricing, upgrades, and management.

Revenue is a product of three things

- **Occupancy** — the share of nights booked. Strong homes in this market can stay busy in every season, not only around the holidays.
- **Average nightly rate (ADR)** — what guests pay per night, before cleaning fees and taxes.
- **Extra revenue** — pool heat, early check-in, late check-out, and concierge services such as grocery delivery or private chef.

Costs owners often underestimate

- Electricity when the pool heater and A/C run through busy weeks
- Replacing linens, towels, cookware, and small appliances on a schedule
- Repairs that come with heavy use — plumbing, door locks, A/C service
- Platform commissions and payment-processing fees
- Licensing, tourist taxes, and accounting
- Periodic refreshes: paint, mattresses, patio furniture, game-room equipment

A simple annual budget worksheet

Gross rental revenue	\$
– Platform & payment fees	\$
– Management fee	\$
– Cleaning & supplies (net of guest cleaning fees)	\$
– Utilities, internet, pool & lawn service, pest control	\$
– Maintenance & repairs reserve	\$
– HOA dues	\$
– Insurance & property taxes	\$
– Licenses & accounting	\$
– Mortgage (if financed)	\$
= Net cash flow to owner	\$

Want real numbers for a specific home?

Our free rental analysis uses comparable homes in the same community, not national averages. See the last page of this guide.



CHAPTER 04

Preparing your home for guests

A vacation rental is a small hospitality business. The setup phase is where you decide what kind of reviews you will earn for the next five years.

Furnish for durability and photos. Choose commercial-grade mattresses, performance fabrics, and furniture that survives constant use. Keep the palette bright and neutral, then add color with art and textiles that are easy to replace. Every bed should have a matching set of quality linens plus a spare set.

Stock the kitchen like a real kitchen. Full cookware, sharp knives, a coffee maker with both drip and pod options, blender, toaster, and enough plates, glasses, and cutlery for the maximum occupancy — plus a few extra. Missing basics generate more complaints than almost anything else.

Equip every bedroom the same way. Blackout curtains, bedside lighting, USB charging, a luggage rack or dresser, hangers, and a smart TV. Bunk rooms need safety rails and reading lights.

Make the outdoor space a destination. Loungers, a dining set, an umbrella or shade,

pool toys, and clear pool-safety signage. Pool heat should be controllable and clearly explained.

Safety is non-negotiable. Smoke and carbon-monoxide detectors, fire extinguishers, a first-aid kit, clearly marked exits, pool barrier or alarm compliance, and a printed emergency sheet with the address and local numbers.

Keyless entry and smart controls. A smart lock with unique guest codes, a smart thermostat with reasonable limits, and Wi-Fi that reaches the pool deck make check-in seamless and protect the home.

Professional photography. Twilight exterior shots, wide bright interiors, the pool from the lanai, and detail shots of the game room and themed rooms. Photos are the single highest-return investment in the whole setup.

Guest-ready setup checklist

Bedrooms

- ☐ Quality mattress + protector
- ☐ Two full linen sets per bed
- ☐ Blackout curtains or shades
- ☐ Bedside lamps and charging
- ☐ Hangers, dresser or luggage rack
- ☐ Smart TV with streaming
- ☐ Ceiling fan, working A/C vents

Bathrooms

- ☐ Bath, hand, and pool towels per guest
- ☐ Hair dryer, hooks, shelf space
- ☐ Starter toiletries and toilet paper
- ☐ Non-slip mats, plunger, trash can

Kitchen & dining

- ☐ Cookware, bakeware, sharp knives
- ☐ Dishes and glassware for max occupancy + extras
- ☐ Coffee maker (drip + pods), kettle, toaster, blender
- ☐ Dish soap, dishwasher pods, sponges, trash bags
- ☐ Salt, pepper, oil, paper towels, foil
- ☐ High chair and kids' dishes
- ☐ Dining seating for the whole group

Living & game room

- ☐ Large smart TV, sound bar
- ☐ Board games, pool table / arcade
- ☐ Durable seating, extra throw blankets

Outdoor & pool

- ☐ Loungers, dining set, shade
- ☐ Pool toys, floats, BBQ grill (if permitted)
- ☐ Pool safety sign, life ring or hook
- ☐ Pool barrier / alarm compliance
- ☐ Outdoor lighting on timers

Safety & tech

- ☐ Smoke + CO detectors on every level
- ☐ Fire extinguisher in kitchen and garage
- ☐ First-aid kit, flashlight
- ☐ Smart lock with guest codes
- ☐ Smart thermostat with limits
- ☐ Reliable Wi-Fi, router in a central spot
- ☐ Printed house manual + emergency sheet



We handle setup for our owners

Furnishing guidance, amenity supply, high-definition photography, and the transition of utilities and insurance are part of our onboarding. Owners can be guest-ready without flying in.

Licenses, taxes & compliance

Compliance is not glamorous, but it protects your income and your ability to keep renting. Here is the landscape in plain language.

State vacation rental license. Florida requires vacation rentals — homes rented to transient guests more than three times a year for periods under 30 days, or advertised as such — to be licensed with the Florida Department of Business and Professional Regulation (DBPR), Division of Hotels and Restaurants. The license is renewed annually and comes with safety requirements for the home.

Sales tax and tourist development tax. Short-term stays in Florida are subject to state sales tax (collected through the Florida Department of Revenue) plus a county tourist development tax ("bed tax"). Rates and filing procedures differ between Orange, Osceola, Polk, and Lake counties. Booking platforms may collect some of these taxes on your behalf — but not always all of them, and direct bookings are your responsibility.

Local registration and business tax receipts.

Counties and cities may require a local business tax receipt and, in some cases, a separate short-term-rental registration or inspection. Requirements vary by jurisdiction, so the exact address matters.

HOA and community rules. Many resort communities require owners to register their rental, provide manager contact information, or follow guest check-in procedures at the gate.

Insurance. A standard homeowner policy typically does not cover commercial short-term rental use. Owners need a policy written for vacation rentals, with liability coverage appropriate for a home with a pool.

Safety requirements. Smoke and carbon-monoxide detection, fire extinguishers, pool safety features, and posted emergency information are expected — and inspected.

Your compliance checklist

Requirement	Who it comes from	What to remember
Vacation rental license	Florida DBPR — Division of Hotels and Restaurants	Required before you host. Renew every year. Keep the license number handy — platforms and counties may ask for it.
State sales tax registration	Florida Department of Revenue	Register as a dealer, collect on every taxable stay, and file on schedule even when a platform remits part of the tax for you.
Tourist development tax	The county tax collector (Orange, Osceola, Polk, or Lake)	Separate account and separate filing from state sales tax. Confirm what your platforms remit and what remains your responsibility.
Local business tax receipt / registration	County and/or city where the home is located	Requirements and fees differ by jurisdiction; some require inspections or a local contact who can respond quickly.
HOA rental registration	Your community association	Register the home, provide manager contact details, follow gate and guest procedures, respect occupancy and parking rules.
Short-term-rental insurance	Your insurance carrier	Confirm the policy covers commercial rental use, liability for pool and guests, and loss of income.
Safety equipment	State license conditions and local code	Detectors, extinguishers, pool safety, posted emergency info, and clearly marked exits — checked at every turnover.
Records	You / your manager / your accountant	Keep booking records, tax filings, license renewals, and receipts organized for tax time and for any audit.

This changes. Rules, rates, and forms are updated regularly. Treat this table as a map, then confirm current requirements with each authority or with a professional who works in this market every day.

Handled for Revavista owners

Rental licensing, tax handling, financial statements, and the administrative work that keeps a home compliant are part of our management service.

Pricing & revenue strategy

A fixed nightly rate leaves money on the table in busy weeks and empty nights in slow ones. Revenue management is where professional results are made.

Know your seasons. Central Florida demand follows school calendars and events: winter holidays, spring break, summer, Thanksgiving, and major sporting or convention weeks push rates up. Late summer and the weeks after the holidays are softer. A good calendar prices each of these differently, months in advance.

Dynamic pricing. Rates should move with real-time supply and demand — how many comparable homes are still available, how far out the date is, what day of the week it falls on, and how quickly the market is booking. Pricing technology does this continuously; the skill is in setting the right floors, ceilings, and strategy around it.

Minimum stays and gap nights. Longer minimums in peak weeks protect revenue and reduce turnovers. Shorter minimums, or targeted discounts for orphan nights

between bookings, fill the calendar in slower periods.

Length-of-stay and early-booking discounts. Weekly and monthly discounts attract the long stays that lower your cleaning costs and wear. Modest early-booking incentives build a base of reservations before the season starts.

Fees and extras. Cleaning fees should reflect real costs without scaring guests off at checkout. Pool heat, early check-in, and late check-out are legitimate paid extras when they are clearly presented.

Reviews drive rate. Homes with strong, recent reviews can hold higher rates at the same occupancy. Every operational decision — cleanliness, response time, accuracy of the listing — eventually shows up in your pricing power.

Occupancy or rate? Why the answer is "both"

Owners often ask whether they should aim for high occupancy or high nightly rates. The honest answer: revenue per available night is what matters, and it rises when occupancy and rate are managed together across the year rather than chasing one of them.

A home priced too high sits empty on weeknights and in the off-season, and the empty nights are gone forever. A home priced too low fills up fast — but with more turnovers, more wear, and less income than it deserved. The goal is a calendar that stays busy in every season at the best rate the market will pay for each date.

Signs your pricing needs work

- Peak weeks book out many months early (rates were too low)
- Weeknights and shoulder seasons sit empty (rates or minimums too rigid)
- Last-minute gaps are never filled
- Rates have not changed since the listing went live
- You do not know how your home compares with similar homes nearby

A year in the life of a Central Florida calendar

- Jan – Feb** Post-holiday lull, then snowbird and long-stay demand, marathon and convention weeks
-
- Mar – Apr** Spring break and Easter — one of the strongest stretches of the year
-
- May – Aug** Summer family travel; international guests; pool homes shine
-
- Sep – Oct** Softer weeks; Halloween events and fall breaks lift demand
-
- Nov – Dec** Thanksgiving and the winter holidays — premium rates and longer minimums

Patterns, not promises — every year and every community behaves a little differently, which is exactly why rates should be reviewed continuously.

How we do it. Our team combines dynamic pricing technology with hands-on review of each home's calendar, minimum-stay rules, and competitive position — then reports the results to owners in plain language.

Marketing your listing

Your listing competes with thousands of others on the same screen. Presentation, distribution, and reputation decide who gets the booking.

Be everywhere guests search. Airbnb and Vrbo are the front doors, but Booking.com, Google, and direct-booking websites all bring guests — and different platforms attract different travelers. Synchronized calendars across all of them are essential to avoid double bookings.

Photos sell the home. Lead with your strongest image — usually the pool at twilight or the brightest living space. Show every bedroom, the game room, the kitchen, the outdoor area, and the community amenities. Update photos after every refresh.

Write for the guest, not the algorithm. A clear title that states bedrooms, pool, and proximity ("6BR pool home, game room, minutes to Disney") outperforms clever wording. Describe who the home is perfect for, what is included, and the details that

reduce questions: bed sizes, parking, pool-heat options, check-in process.

Complete every amenity field. Guests filter by amenities. Missing checkboxes mean your home simply does not appear in those searches.

Reviews are your marketing engine. Fast, friendly responses; accurate listings; and spotless arrivals produce the reviews that push your listing up the search results. Respond professionally to every review, including the rare negative one.

Direct bookings and repeat guests. Over time, a share of guests will rebook the same home. Capturing their contact details (where platform rules allow) and offering a direct-booking option lowers commissions and builds loyalty.

Does your listing pass this test?

- ☐ The first photo is bright, wide, and shows the home's best feature
- ☐ Every room is photographed, including bathrooms and the garage game room
- ☐ Title states bedrooms, pool, and location advantage in plain words
- ☐ Description opens with who the home is ideal for
- ☐ Bed configuration is listed room by room
- ☐ All amenity fields are completed and accurate
- ☐ Pool-heat, parking, and check-in details are explained
- ☐ House rules are clear but welcoming
- ☐ Calendar is synchronized across every platform
- ☐ Rates change by season and day of week
- ☐ Response time is measured in minutes, not hours
- ☐ Recent reviews are strong and every review has a reply

We list and synchronize our homes across the leading reservation platforms.

Google   Vrbo 

Superhost standards, every day

Professional presentation, targeted digital marketing, and around-the-clock guest service are what keep a listing at the top of the search results — and what we deliver for every home we manage.



Operations: cleaning, maintenance & guests

Marketing wins the booking; operations win the review. This is the daily work that most owners underestimate — and the reason many decide to hire a manager.

Turnovers. Between every stay the home must be cleaned to hotel standard, linens laundered, supplies restocked, and the pool and game room reset — often within a few hours on a busy Saturday. Reliable, trained cleaning teams with backup capacity are the backbone of the operation.

Inspections. A check-out inspection catches damage, missing items, and maintenance issues while they can still be documented and charged. A check-in inspection confirms the home is perfect before the next guest opens the door.

Preventive maintenance. A/C filters and service, pool chemistry and equipment, pest control, lawn and landscaping, water-heater flushes, smoke-detector batteries, and lock batteries all run on a calendar. Preventive work is far cheaper than emergency calls during a guest stay.

Repairs and vendors. Things break in a home that hosts a new group every few days. The question is how fast a trusted vendor can be on site. Local relationships with plumbers, electricians, A/C companies, and handymen are worth more than any app.

Guest communication. Guests message before booking, before arrival, at check-in, and whenever something is unclear — at all hours. Quick, warm, accurate replies prevent most problems and turn small ones into good reviews. Multilingual support matters in a market with so many international visitors.

Emergencies. Lockouts, A/C failures in August, water leaks, storm preparation. A 24/7 line and a clear escalation plan are not optional in this business.

Small touches, five-star reviews

Guests remember how a stay felt more than what it cost. The homes that earn repeat bookings and glowing reviews get the basics right and then add a few thoughtful touches.

Before arrival

- A clear pre-arrival message with directions, gate instructions, door code, and Wi-Fi
- Confirmation of any extras ordered: pool heat, crib, early check-in
- A digital house guide with appliance instructions and local tips

During the stay

- A welcome note and a stocked starter kit — coffee, paper goods, dish soap
- A quick check-in message on the first evening
- Fast responses to any question, with a real person available around the clock
- Optional concierge services: grocery delivery, private chef, character visits, transportation

After departure

- A thank-you message and a polite request for a review
- Prompt, fair handling of any deposit or damage matters
- An invitation to book directly next time



Private chef

Flexible in-home dining, from one celebration dinner to daily meals.

Grocery delivery

Kitchen stocked before the guests walk in.

Character events

Fairytale and superhero visits at the home.

Transportation

From airport transfers to private charter arrangements.

Concierge extras like these are part of the Revavista guest experience — and they generate additional revenue and reviews for the homes we manage.

Owner finances & reporting

You should never have to guess how your home is doing. Clear, regular reporting is the difference between owning an investment and owning a mystery.

What good reporting looks like. A monthly statement that shows every booking, gross revenue, platform fees, cleaning, maintenance charges with receipts, taxes collected and remitted, management fees, and the net amount paid to you. Year-to-date totals and a comparison to the prior year make trends obvious.

Real-time visibility. An owner portal or extranet that shows the live calendar, upcoming reservations, projected monthly income, and documents means you can check on the home from anywhere, any time — without sending an email and waiting.

Owner use. Decide how often you want to use the home and block those dates early. The best weeks for you are often the best weeks for guests, so plan around revenue when you can.

Reserves. Set aside a portion of income for the refresh cycle — mattresses, patio furniture, paint, game-room equipment, and the A/C or pool heater that will eventually need replacing.

Tax time. Keep the year-end summary, tax filings, license renewals, and receipts in one place. Your accountant will thank you, and so will you if there is ever a question.

What Revavista owners receive

- Extranet account with real-time bookings and a projected monthly income
- Financial statements and accounting handled as part of management
- A dedicated agent assigned to your home — one person who knows it
- Unlimited owner reservations
- Tax and licensing handled for you
- Cash-back program for owners

"A key benefit is the presence of an assigned property manager, making the experience much more convenient compared to dealing with multiple services, as we've encountered with other companies previously. Additionally, the inclusion of extranet access offers real-time updates and a projected monthly income, elevating the overall experience."

— Sylvie and Dominique, Revavista owners

Self-manage or hire a manager?

Both can work. The right answer depends on where you live, how much time you have, and how much of the operation you want to own personally.

	Self-managing	Professional local management
Time	Daily messages, vendor coordination, pricing updates, tax filings, and emergencies — every week of the year.	The manager runs day-to-day operations; you review reports and make the big decisions.
Presence	Hard from out of state or abroad. Someone local still has to open the door for the plumber.	A local team on the ground, with inspections at every turnover and vendors on call.
Pricing	Requires pricing tools plus the time to review and adjust them.	Dynamic pricing technology combined with hands-on review of each home.
Guest service	You are the 24/7 line, in every language your guests speak.	Around-the-clock guest support — at Revavista in English, French, and Spanish.
Compliance	You track licenses, tax filings, and HOA rules yourself.	Licensing, taxes, and statements handled as part of the service.
Cost	No management fee, but real costs in time, tools, and mistakes.	A management fee, typically offset by stronger pricing, occupancy, and fewer costly errors.
Best for	Owners who live nearby, enjoy hospitality, and have the hours.	Out-of-area owners, investors with several homes, and anyone who values their time.

A middle path exists. Some owners start by self-managing to learn the business, then hand it to a manager once the home is established — or the reverse, when they move closer. Whatever you choose, the standards in this guide stay the same.

Questions to ask any management company

Whether you interview us or someone else, these questions separate a hands-on local operator from a call center with a logo.

People & presence

- ☐ Where is your team physically based? Who will visit my home, and how often?
- ☐ Will I have one dedicated point of contact who knows my property?
- ☐ How quickly do you respond to owners? To guests?
- ☐ Which languages do you support guests in?

Revenue & marketing

- ☐ Which platforms will my home be listed on? Do you also take direct bookings?
- ☐ How do you set and adjust rates? Who reviews them, and how often?
- ☐ Who takes the photos and writes the listing?
- ☐ Can you show me how comparable homes you manage perform?

Operations & care

- ☐ Do you inspect at check-in and check-out? Who does the cleaning?
- ☐ How are repairs approved, and what is the spending limit before you call me?
- ☐ What happens at 2 a.m. when a guest is locked out or the A/C fails?
- ☐ How do you handle damage, deposits, and guest disputes?

Money & terms

- ☐ What exactly does the fee include, and what is billed separately?
- ☐ When and how am I paid? What does the monthly statement show?
- ☐ Do I have online access to my calendar and figures?
- ☐ Can I use my own home whenever I like?
- ☐ What is the contract length and how do I exit if I am not satisfied?
- ☐ Do you handle licensing and tax filings?

"We've been partnering with Revavista for our short-term rentals, and their efficiency is truly remarkable. The team's responsiveness to inquiries and issues is unparalleled, ensuring that our guests have a seamless experience. Even more impressive is the consistently high occupancy percentage they've achieved for our properties."

— **Laurent and Christine, Revavista owners**

CHAPTER 11

How Revavista works

Revavista Vacation Homes is a local Central Florida management company — not a national call center. We are hands-on with every home we manage.

83%

OCCUPANCY YEAR-
ROUND

10+

YEARS IN THE
ORLANDO MARKET

40+

HAPPY OWNERS
WORLDWIDE

\$2M

IN REVENUE
GENERATED



Marketing & reservations

Your home promoted on the top online platforms, with reservations managed end to end.



Emergency support

24/7 assistance for guests and owners in English, French, and Spanish.



Inspection & cleaning

Comprehensive check-in and check-out inspections, professional cleaning and organization.



Maintenance & operations

Work orders and maintenance managed so the home stays in optimal condition.



Administrative services

Rental licenses, financial statements, and accounting handled for seamless operations.



Owner support

Extranet access plus email and phone support from a dedicated agent who knows your home.

From first call to first guest

1

Rental analysis

Tell us about your home — address or community, bedrooms, pool. We review comparable homes we manage and send you a personalized, no-obligation income estimate, then talk through your goals.

2

Fast-tracked onboarding

Remote contract signature and power of attorney, so nothing requires a flight. We set up or transition utilities and insurance and organize complete home-care services.

3

Presentation & launch

High-definition photography, listings on all the top booking sites, targeted digital marketing, and Superhost-level guest service from day one.

4

Ongoing management

Dynamic pricing, professional cleaning, guest amenities, payment processing, inspections and maintenance, taxes and licensing — and clear reporting through your extranet account.

Why owners choose us

- **Local and hands-on.** Our team is in Central Florida, at the homes we manage.
- **Responsive.** Owners get quick answers; guests get help around the clock.
- **Personalized.** First-time owner or seasoned investor, the plan fits your goals.
- **Transparent.** Real-time extranet access and clear financial statements.
- **Peace of mind.** Bookings, guests, cleaning, maintenance, and compliance handled.



"I have been consistently impressed with the exceptional service provided by this team. They consistently go above and beyond to meet the needs of both guests and homeowners."

— **Pascal, Revavista owner**

YOUR NEXT STEP

Find out what your home could really earn.

Request a free, no-obligation rental analysis. We review comparable homes in your community, send you a personalized estimate, and walk you through exactly how our management works — whether you are just exploring or ready to get started.

Get Your Rental Analysis → revavista.com/evaluate-property

CALL OR EMAIL

407-978-0478

info@revavista.com

VISIT US

924 N Magnolia Avenue, Suite 202
Orlando, FL 32803

ALSO FROM REVAVISTA

Realtors: refer a vacation-home buyer through our Realtor Partners program at revavista.com/realtor-referral-program.



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