



Dear Owner,

Greetings from Tripvillas!

Tripvillas-backed by the government of Singapore, one of the world leaders in Management and Rental of holiday homes and has partnered on an exclusive basis with Level up Constructions for the Dreamz Goa, Shiroda project.

To give you a brief about Tripvillas, We are one of the world's leading Holiday Rental companies founded in 2010 & headquartered in Singapore. We have over 200,000-holiday homes for short term rent which you can see on www.tripvillas.com. By booking one of our holiday homes, travellers get to stay in a spacious and luxurious home instead of in a hotel room. Our portfolio is the best in the world with villas and homes in the Value, Boutique, and Luxury Segments. We are also the leading supplier of this inventory to most large Online Travel Agencies and over 30,000 of the world's top regional Travel Agencies. Major Partners include Booking.com, Airbnb, MakeMyTrip, Yatra, Goibibo etc.

Below are a few points to be noted which will help us to launch smoothly with our operations.

Proposal Details

Primary model of short term rental is Revenue Sharing. The proposal involves Tripvillas taking the owner's apartment under Management and generating revenue for the same.

REVENUE SHARING ON TOTAL SALES

Owners Net	Tripvillas Management Fee
60%	40%

PROJECTED MONTHLY NET RENTAL REVENUE TO AN OWNER

Apartment Type	Monthly Rental Projection
1 BHK	INR 15,000
2 BHK	INR 20,000

We are also offering a fixed rental model for the investors at Dreamz Goa - where 1 BHK owners can opt to get a fixed rental of 13,500 Rs. for 1 BHK and 17,500 Rs. for 2 BHK - with minimum lockin of 36 months. Owners can opt for either model - but cannot change from model to another for the first 36 months. Owners who opt for the fixed rental model can utilise for only 7 nights for which month they will be on revenue share model.

1. Owners duties

- Ensuring the property is in livable condition and free from defects including Seepage, Leakage, Damage etc.
- Ensuring Keys of the Property and Access to the Property solely rests with the Manager.
- Ensuring that the property is sanitised as per Manager's demands and any refurbishment to the property is made as per manager assessment.
- Discharging all statutory dues, Common Area Maintenance Charges etc. in a timely manner. The Manager shall deduct the Common Area Maintenance Charges billed by Property Management from the Owner's share of accrued rentals and discharge to Property Management by the tenth of each month.
- Ensuring access to the property is clean and unrestricted and without any clutter or danger.
- Removal of property from all other channels and marketing mediums or redirecting ownership of any listings and accounts to Manager
- Payment of all repair charges or replacement charges (e.g. light bulbs, tube lights etc.) in a timely manner to Manager.

2. Tripvillas duties

- Marketing of the property; including a designated property link.
- Responding to reservation inquiries.
- Obtaining proper licensing for short-term rental stays
- Processing reservations, cancellations and personally handling disputes.
- Renter management and relations.
- Housekeeping and laundry services.
- Check-in and check-out services.
- Preparation and personal enforcement of rental agreements.
- Walk-through of home approximately every two weeks.
- OWNER statements, disbursements and tax reporting.

3. Inspection

Before exposing every property to the audience for bookings, Tripvillas manager will be inspecting the property and post his/her approval the property shall be authorised to be opened for bookings.

4. Property Agreement Signing

The owner will have to sign a bilateral property management agreement with Tripvillas post which the Property will be undertaken by Tripvillas under its management. The Agreement will be sent through 'HelloSign' via email for online signing thus making it very convenient.

5. Start of Tripvillas Operations

Once the owners take possessions of their apartments we will connect with them and proceed with the procedures to onboard the property on our rental program.



Please feel free to reach the Tripvillas Team for any further information on **+91 9686621422** or write to us on **support@tripvillas.com**.