

You own the asset. We handle the daily grind.

Wider reach. Smarter listings. Year-round potential.

POCONO
MOUNTAINS
HIGHER
POTENTIAL

Your free property assessment starts here.

STAY WISE. HOST WELL.

Call / WhatsApp 845.376.5050

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staysagehomes.com

ABOUT US

Your partner in the business — not just another manager.

StaySage Homes is a full-service accommodation management company. Your goal: stronger income potential through short- and mid-term stays, with day-to-day operations handled for you.

We provide varied pricing strategies, optimized listings and wider platform reach, plus insurance, medical and corporate outreach. StaySage Homes swag, available local-attraction vouchers and incentives help build guest relationships managed through StaySage Homes for returning stays and referrals.



Year-round

your short- and mid-term
strategy

24/7

guest inquiries and messaging

90 days

to see what your home can do

THE HYBRID STRATEGY

Maximize your rental income with higher occupancy rates.

Your year-round mix: peak-season short stays + 1–6 month stays in slower seasons.



Vacation guests

Families and friends on short stays.



Insurance placements

A comfortable base for families while their home is repaired.



Traveling nurses

Comfort for medical professionals close to work.



Business travelers

Project teams and relocating professionals.

Your blended strategy supports steadier occupancy.

Your home shows up wherever guests are searching.

We market your home on Airbnb, VRBO, booking.com, multiple other platforms that almost all hosts neglect to market with, and this direct-booking site. Wider distribution and algorithm-focused listing optimization help you reach guests beyond the usual searches.

Airbnb

VRBO

booking.com

Multiple other platforms

This direct-booking site

Your wider reach sets you apart.

Your varied pricing strategies and multiple booking sources work together to support your income potential.

ONE OF YOUR STRONGEST INCOME TOOLS

Your path from search to reservation.

01 Top-match listing

Your optimized listing helps algorithms recognize your home as a guest's top match.

02 Qualified clicks

Your optimized listing attracts guests seeking your home.

03 Stronger conversion

Your goal: significantly more clicks turning into bookings.

04 Your bottom line

Your listing works harder to maximize income potential.

Your results depend on your property and market.

Your guests remember. Your home benefits.

Your wider reach brings guests in. Our hospitality gives them reasons to return and recommend your home.



01 A memorable stay

We welcome your guests with StaySage Homes swag, available local-attraction vouchers and thoughtful incentives.

02 Your property's guest relationships

With your guests' permission, we follow up to build lasting relationships for your property.

03 Returns & referrals

Your direct-booking site makes returning and recommending your home easy.

Start with your free property assessment.

Vouchers are subject to seasonal and partnership availability at any given time.

MORE TO ENJOY

Your guests' memories go beyond your home.

Your guests can explore experiences for every age, with local vouchers available through seasonal partnerships.



Winter adventures



Restaurants



Museums



Shopping



Summer on the water



Sightseeing



NASCAR in the Poconos



Fun for all ages

Vouchers are subject to seasonal and partnership availability at any given time.

Compare your management options.

	StaySage Homes	Typical manager	Self-managing
Guest mix	Short stays + 1–6 month mid-term stays	Varies by manager	You source your guests
Booking channels	Major + overlooked platforms, your direct site & mid-term partners	One or two platforms	Usually one platform
Guest relationships	Swag, vouchers and incentives to grow guest relationships managed through StaySage Homes	Depends on follow-up	You develop it
Pricing	Varied strategies matched to market demand	Varies by manager	You research and adjust rates
Amenity strategy	Market-gap analysis to stack the amenities guests search for	Varies by manager	You choose and plan upgrades
Guest inquiries & messaging	24/7 guest messaging	Coverage varies by manager	You manage guest messages
Turnovers & cleaning	Coordinated, inspected and restocked every stay	Varies	You coordinate it
Damage & insurance claims	We file guest-damage claims for you	Limited help	You handle it
Commitment	90-day trial, then month-to-month	Often 12-month contracts	—

Your comparison is illustrative; other managers and self-managed homes vary.

FINDING THE MARKET GAPS

Your home is built to compete in the top tier.

We study comparable listings around your home — rates, occupancy, reviews and amenities — to find what guests want and can't find. Then we position your home to fill that gap, so you can confidently aim for the higher tiers and percentiles of your market.

01 Analyze

Map competitive supply, rates, occupancy and review themes in your area.

02 Identify

Pinpoint the amenities, finishes and stay types your market is missing.

03 Stack

Recommend the amenity upgrades with the strongest return for your home.

04 Position

Professional photos and listings that make your home the obvious choice.

THE AMENITY STACK GUESTS SEARCH FOR

Hot tub

Game room

Theater room

Sauna

Fire pit & lounge

Fast Wi-Fi & workspace

EV charging

Kid & pet friendly



YOUR OPERATIONS

Your home, ready for every arrival.



01

Prepare

Your cleaning, laundry and restocking are coordinated.

02

Inspect

Your home is checked between guests.

03

Maintain

Your vendor visits and repairs follow your agreement's authorization terms.

Your property expenses and insurance remain yours; your management team coordinates the work.

You own the home. We handle the day-to-day.

Marketing & listings

- Professional photography coordinated for you
- Listing copy written and optimized
- Airbnb, VRBO, booking.com + overlooked sites
- Top-match tuning for stronger booking conversion
- Insurance, medical and corporate outreach

Revenue & pricing

- Consistent local market monitoring
- Various pricing strategies, matched to real demand
- Length-of-stay strategy
- Event, holiday and season rate moves

Guests, 24/7

- 24/7 guest inquiries and confirmations
- 24/7 guest messaging every stay
- ID screening and signed house rules
- Reviews and personal guest follow-up

Turnovers & upkeep

- Smooth check-ins and check-outs
- Cleaning and laundry coordinated
- Inspections and restocking
- Any necessary maintenance

Protection & claims

- Guest screening and age thresholds
- Enforced house rules for every stay
- Noise monitoring for good neighbors
- Added layer of guest-damage coverage — we file claims on your behalf

Setup, protection & reports

- Home setup, design and upgrade advice
- Your home protected from guest damages through layered coverage
- Completed-stay payouts remitted by the 10th
- Itemized monthly owner reports

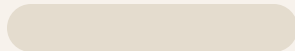
REALISTIC PROJECTIONS

What a well-run, upscale home can earn.

Illustrative example: a 4-bedroom Pocono home with upscale design and the amenities guests search for — managed with varied pricing strategies, mid-term stays and direct bookings.

Long-term rental

\$3,000/mo × 12



\$36,000

Conservative

\$375 avg · 50% occupancy



\$68,400

Target

\$425 avg · 60% occupancy



\$93,100

Strong

\$475 avg · 68% occupancy



\$117,900

Illustrative annual gross booking revenue, before expenses — not profit or guaranteed income. Actual results depend on your property, location, season and market.

HOW WE PROTECT YOUR HOME

Guest screening

Every guest is verified, with a minimum age to book.

House rules

Clear expectations enforced during every stay.

Noise monitoring

Decibel sensors help keep neighbors happy.

Claims handled

We file and appeal guest-damage claims on your behalf — an added layer of coverage.

YOUR AGREEMENT, CLEARLY EXPLAINED

Your next chapter starts with a clear plan.

90 days

You make at least 90 nights available to book during your initial three-month Performance Trial.

Month to month

After your trial, we continue month to month under your agreement.

30 days' notice

After your trial, give 30 days' written notice. Confirmed bookings follow completion or settlement terms.

DIRECT BOOKING ADVANTAGE

Your guests save more. Your home earns more.

No middleman fees

Your guests skip platform service fees — the same home for less.

Returning guests & referrals

Swag, vouchers and incentives help build guest relationships managed through StaySage Homes.

Swag & guest incentives

We welcome your guests with StaySage Homes swag, available local-attraction vouchers and other extras.

Owner reports

We provide itemized monthly reports and remit your previous month's completed-stay payout by the 10th.

BEFORE YOU BEGIN

Your agreement. Your clear expectations.



Your guest relationships

Your property's guest list, listings and channel accounts are managed and owned by StaySage Homes under your agreement.

Your owner stays

Request available dates with 14 days' written notice. Prevailing-rate management charges and cleaning follow your agreement; details are discussed privately.

Your expenses and coverage

Your photography, upgrades, operating costs and required insurance follow the agreement's owner obligations. You maintain the full-replacement insurance policy outlined in your agreement — your fallback for major damage — and we add a layer of coverage for guest damages, filing and appealing claims on your behalf whenever possible.

Your optional launch service

Acquisition, furnishing and launch are elected through a separately signed addendum. Your purchase decision remains yours.

You receive the service agreement before management begins. Your projections are estimates; actual results vary.



NEXT STEP

Call us today for your free property assessment.

In a free 30-minute discovery call, we review your property or purchase goals and show you what your home could earn. You receive your service agreement before management begins.

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Stay wise. Host well.