



GALLERIA PROPERTY  
MANAGEMENT LLC  
ELEVATING SPACES,  
ENHANCING LIVES

# STANDARD OPERATING PROCEDURES RISK MANAGEMENT

At Galleria Property Management LLC, we strive to provide a top tier solution to your vacancy needs while protecting and stewarding your home at the highest level.



## Client Screening Driven by Smart Data

Galleria Property Management LLC partners with a premium guest screening technology company that uses smart data to verify guests and provide background screening. Guests are required to complete the online verification and check in process before being allowed access to the home.



## Trip Confirmation

Galleria Property Management LLC will validate the clients travel plans and reasons for their stay in their selected Galleria Property Management LLC inventory.



## Signed Contracts

Clients of Galleria Property Management LLC are required to review company and house rules specific to their selected property. Prior to the completion of their check in process, clients sign a license to occupy the property for the period of which they have contracted with Galleria Property Management LLC.



## Payment Verification

Galleria Property Management LLC procures all payments prior to the stay of the client, further verifying the clients validity.



## Smart Lock

Galleria Property Management LLC equips all inventory with smart lock technology with the capability to remote lock doors and customize guest access codes.



## Security Cameras

Galleria Property Management LLC equips all homes with security cameras at the exterior entrances of the home. We have 24 hour surveillance on whom is entering and exiting the home.



## Less Wear and Tear

Galleria Property Management LLC employs weekly inspection, cleaning, and handyman services. Our clients typically eat out and stay for sleeping purposes only, resulting in less cooking and foot traffic compared to a traditional long-term tenant that will cook and live in the property day in and day out.

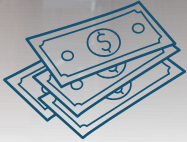


## Eliminate Costly Turnovers

We've eliminated the costs and inconveniences of deep cleaning, repainting, long vacancies leaving the landlord with the mortgage payments, and finding un-reliable tenants annually. Our ultimate goal is to become the landlord's final tenant and potentially take over any additional properties they may have.



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## Guaranteed Rent

Galleria Property Management LLC represents guaranteed monthly rent with autopay when you lease to us. Just like your electricity bill - automatic payments, no late fee worries or questions. We take owning passive rental property to a new level.



## Integrity of Landlord and Neighbor Relationships

Our relationships with our landlord and neighbors are very important and a core competency to Galleria Property Management LLC. We introduce ourselves personally to the neighborhood so that if we are ever needed, there is no question on how to reach us. As much as we pride ourselves in stewarding our homes, we take equal pride in our business relationships.



## Zero Vacancy

Working with Galleria Property Management LLC, we offer our landlords 100% occupancy and eliminate costly tenant turnovers with our extended lease terms. One of our company goals is to truly be the landlords last tenant.



## Smart Plumbing

We install a non invasive monitoring system that allows for remote management of the water in the home. Is there a leak? We know about it instantly and can remotely turn off the water.