



Beyondbnb

Management Contract

Fernie | Kimberley | Invermere | Panorama & Beyond ...

Management

plans
2025/26



20% ESSENTIAL

20% of the **net** nightly revenue. Lean and efficient. Ideal for hands-on owners that are **always available locally**. Includes,

- Reservation management
- Cleaning and laundry coordination
- Optimized dynamic pricing
- Digital guest guide
- Listing on all major channels (Airbnb, VRBO, Booking.com, Expedia, StayIn and beyond...)

25% ENHANCED

25% of the **net** nightly revenue. Extra support. Ideal for owners **seeking more hands-on management with added savings**. Includes,

- Reservation management
- Cleaning and laundry coordination
- Optimized dynamic pricing
- Digital guest guide
- Listing on all major channels (Airbnb, VRBO, Booking.com, Expedia, StayIn and beyond...)
- **Basic maintenance**
- **Post clean inspections**
- **Introduction to compliance with discounted compliance services**
- **50% off Linen rental**
- **50% off Smart home systems**
- **50% off Professional photography**

30% PREMIUM

30% of the **net** nightly revenue. **Full Service. Zero hassle**. Designed for owners who want total peace of mind. Includes,

- Reservation management
- Cleaning and laundry coordination
- Optimized dynamic pricing
- Digital guest guide
- Listing on all major channels (Airbnb, VRBO, Booking.com, Expedia, StayIn and beyond...)
- Basic maintenance
- Post clean inspections
- **Full compliance management and support**
- **FREE Linen rental**
- **FREE Smart home systems**
- **FREE Professional photography**
- **Deep clean checklists & inventories**
- **Inclusive amenities for owner stays**
- **Discounted vacant unit checks (if required by insurance)**

NO SURPRISES FINE PRINT

Basic Maintenance Includes:

- * Changing light bulbs (no-ladder access).
- * Tightening screws, clearing slow drains, basic troubleshooting.
- * Co-ordinating service professionals.
- * Includes basic bulbs and batteries: 60W equivalent, AA, AAA.

Smart Home Systems:

- * Smart locks and thermostats available to purchase.
- * Wi-Fi bridge – \$10/month (includes device and management).
- * Netatmo – \$10/month (includes device and management).
- * Wifi Bridge and property monitor device are mandatory for igloo locks.

Other

- * Linen rental is mandatory.
- * Bi-annual deep cleans are mandatory.
- * Free onboarding requires 12-months commitment.

Early Termination

We understand plans can change. If you need to end your 12-month agreement early, there's a fee of \$150 for each month left on your agreement. This helps us cover the commitments we've made on your behalf.

Hello & Welcome



DATE OF AGREEMENT

PRIMARY OWNER ON TITLE

OTHER OWNERS ON TITLE

PROPERTY ADDRESS

CHOOSE YOUR MANAGEMENT PLAN

GO LIVE DATE

The date your property will be open for bookings under our management - subject to having approved licensing.

CURRENT OWNER BOOKINGS

List your personal-use dates over the next 12 months below. If none, your listing will go live with all dates open.

Firstly, thank you for considering a partnership with Go Beyond Stays (powered by Beyondbnb and StayIn.Club). We're excited about the opportunity to work with you and help you get the most out of your property. Our team is here to make the process as smooth and straightforward as possible from day one.

While we're not fans of small print, it's important that we're both on the same page. So, these simple terms and conditions help set clear expectations for both sides and ensure a smooth, respectful, and professional working relationship. Nothing complicated—just the essentials we both agree to so we can move forward with confidence.

A quick note before we get started: We'll begin the onboarding process once both you and a company representative have signed this agreement. The timeline for going live can vary depending on the time of year and how long it takes to secure any required provincial or local business licenses. In most cases, properties go live within 3–12 weeks after the agreement is signed.

To keep things moving, we ask that you sign this agreement within 14 days of the date it was issued. If we don't receive it within that timeframe, the terms outlined here will no longer apply—unless otherwise agreed in writing by Go Beyond Reserve any personal-use dates within the next 12 months. If none, your listing will go live with all dates open.Stays or Beyondbnb.

If you have any questions, please do not hesitate to reach out via owners@beyondbnb.ca or by calling your local contact.



This agreement is between the **accommodation owner(s)** (hereinafter referred to as the "Owner") and the rental management agency "**Go Beyond Stays Ltd.**" and its subsidiaries and partners, including but not limited to FantasticStay, bnBeyond Vacations Inc., Invermere BnB Inc. And Kootenay Maid. (hereinafter referred to as the "Agency").

WORKING TOGETHER AND CONDUCT

Both Owner and Agency agree to comply with all applicable laws, statutes, regulations, ordinances, and any order of a court. Both parties agree not to violate or infringe upon anyone else's rights or cause harm to anyone.

RESPONSIBILITIES OF THE OWNER

- Maintaining accurate rental calendar availability and to honour all reservations booked on your open calendar (even if this agreement is terminated). By default, your calendar is open 365 days rolling into the future with maximum stays of up to 365 nights permitted. If you wish to change these defaults it is your responsibility to request it. Guest reservations take priority over Owner's use if Owner dates have not been entered into the systems. The Owner must reserve their stay dates by either instructing the agency to block off their calendar - the Agency will confirm in writing when the request has been fulfilled, or if available, by using the Owner's portal.
- Ensure that all Listings posted on the booking platforms comply with all applicable laws and agreements with third parties.
- Maintain responsibility and liability for all Listings, including any Listings created by the Agency on behalf of the Owner.
- Ensure that all accommodations listed are in compliance with zoning laws, tax requirements, and have all required permits, licenses, and registrations.
- Remain responsible for your own acts and omissions, including conduct that causes harm or damage to the Agency or violates these terms or applicable laws.
- Both the Owner and Agency staff must conduct themselves with professionalism and respect at all times. The Owner agrees to treat all Agency staff with respect and courtesy. Any form of harassment, abuse, or discrimination towards Agency staff is strictly prohibited and may result in the immediate termination of this agreement by the Agency.
- The Owner is responsible for ensuring the accommodation is in the best condition for use.
- The Owner is advised to purchase adequate building and content insurance, including liability protection for short-

term rental activities, and loss of business protection.

- The Owner is also responsible for keeping up to date with all Agency notices, updates, and communications, whether delivered by email, made available through the dedicated Owner's Update Centre, or published via the Agency's official social media channels.

RESPONSIBILITIES OF THE AGENCY

- **Inspections:** The Agency will carry out inspections following tenant/guest departures to verify the accommodation's basic condition. It is not the intention to check every item of the inventory; the inspection is concerned with verifying the good order of the accommodation and the general condition of the property. For clarity, it is not the responsibility of the Agency to check for possible future failures of property equipment, appliances, furniture, or amenity connections (water, electric, or gas).
- **Wear and Tear:** Reasonable wear and tear is expected and neither Guests nor the Agency can be held responsible. Owner's should have a budget for wear and tear replacements/maintenance.
- **Security Deposits (non-Airbnb bookings):** The Agency will obtain a security deposit from tenants to cover potential damage or losses. The Agency is not liable for damage or losses exceeding the deposit, this will be the Owner's liability.

AGENCY COMMISSION AND SERVICES

The Agency is commissioned as the short-rental agent on behalf of the Owner according to the terms of this contract. It is agreed that the agency is a short-term rental manager and not property manager. The Owner authorizes the Agency to manage the accommodation under the following terms:

SERVICES PROVIDED BY THE AGENCY:

- Adjust the Listing calendar and Accommodation Fee as appropriate.
- Accept and decline Guest Booking requests.
- Process Guest Payments on behalf of the Owner.
- Extend, shorten, or alter Guest Bookings as needed.
- Act as the primary point of contact for Guests and be represented as such on booking platforms.
- Create additional Listings and Listing advertisements with the Owner's authorization.
- Update the Listing description, photos, and other content as needed.

- Communicate with Guests and assist with issues during their stay.
- Replenish Guest Amenities (e.g., toilet paper, soap, laundry detergent).
- Coordinate cleaning and laundry after Guest stays and the bi-annual deep cleans.
- Resolve disputes with Guests including offering refunds or future discounts, or in extreme conditions relocating their stay.
- Basic maintenance and repairs as detailed below.

MAINTENANCE AND REPAIRS

- **Basic Maintenance:** For any agreements that include basic maintenance, this includes the supply and changing of standard light bulbs without the need of a ladder, tightening screws, clearing slow drains, initial maintenance troubleshooting, hot tub checks, and the coordinating professionals if required. Any other materials used for basic maintenance will be billable.
- **Maintenance Definitions:** For any agreements that include Basic Maintenance, Bulbs and Batteries, the definitions include, but will not be limited to:
 - Bulbs are defined as standard A-19 type 60w equivalent
 - Batteries are defined as standard AA and AAA batteries only.
 - Basic Maintenance does not include any materials except basic bulbs and batteries. Any materials used, purchased for or provided to the property will be billable.
 - Basic Maintenance does NOT include snow removal, de-icing, lawn care, landscaping, external window cleaning, gardening, plumbing or electrical work. On the Premium plan, we can coordinate any of these services on the owners behalf.
- **Billable Maintenance:** The hourly rate for in-house handyman maintenance varies depending on the skills required. After-hours emergency services may be billed at a higher rate depending on the circumstances. Every effort will be made to minimize costs to the owner. Professional maintenance coordinated by the Agency will be billed at the contractor's invoiced rate plus an admin handling fee, with copies available upon request. All current rates are outlined in the **Appendix Additional Services Price List**. Rates are subject to change without notice.
- **Repairs Authorization:** The Agency can authorize urgent repairs up to \$200 without Owner's permission. Repairs over

\$200 require Owner's approval except in emergency situations.

- **Bi-Annual Deep Cleaning:** The Agency will arrange bi-annual deep cleaning services, billed to the Owner to ensure that the Property is maintained to the highest standards for short-term rentals. The deep cleaning services will include services which are not typical of turnover cleans between guests, but are essential to being able to execute efficient turnover cleans throughout the rest of the year.
- **For clarity** it is not the responsibility of the agency for possible future failures of property equipment, appliances, or utility connections (water, electrical or gas), nor for arranging annual maintenance tasks like, but not limited to, chimney sweeping or boiler/furnace servicing. The owner agrees this is a short-term rental management agreement and not a property management agreement. The Agency is not responsible for the overall property, this responsibility remains with the owner.

BINDING AGREEMENT, MINIMUM TERM, AND TERMINATION

- **Legally Binding Agreement:** Upon signing this Agreement, both the Owner and the Agency acknowledge and agree that it constitutes a legally binding and enforceable contract.
- **Minimum Term Requirement:** Each Property must remain live on booking platforms, and available for bookings for a minimum period of twelve (12) consecutive months from the date it first goes live on booking platforms (the "Minimum Term"). If this Agreement is cancelled before completion of the Minimum Term, the Owner agrees to pay the Agency a cancellation fee of CA\$150 per remaining month of the Minimum Term.
- **Billable Pre-Live Work:** From the date of signing, any services, setup, or preparation undertaken by the Agency to ready the Property for launch—including, but not limited to, onboarding, listing creation, optimization, photography coordination, and communication with booking platforms—shall be considered billable, regardless of whether the Property has gone live on booking platforms. If the Owner cancels this Agreement before the Property has gone live, the Owner acknowledges that the Agency has incurred significant setup and onboarding costs. Accordingly, the full twelve (12) month Minimum Term will be billable in full (CA\$1800).
- **Notice of Cancellation:** All cancellations must be provided in writing via email to the Agency at the address specified in this Agreement - owners@beyondbnb.ca. Cancellations will be deemed effective upon written acknowledgment of receipt by the Agency. A minimum of thirty (30) days' written

notice is required for cancellations.

- **Post Minimum Term:** Following completion of the Minimum Term, this Agreement will automatically continue on a rolling monthly basis. Either party may terminate the Agreement thereafter by providing a minimum of thirty (30) days' written notice, unless otherwise agreed in writing.
- **Termination by the Agency:** The Agency reserves the right to terminate this Agreement with immediate effect if, in its reasonable opinion, continuation would:
 - Subject the Agency to liability or legal risk;
 - Breach the Agency's duties to tenants, guests, or other third parties; or
 - Result from the Owner's failure to adhere to the terms and conditions of this Agreement.
- **Responsibilities Post-Termination:** Upon termination of this Agreement—by either party—the Owner remains responsible for all obligations and actions undertaken by the Agency prior to termination. This includes, but is not limited to, the completion and fulfilment of any pending or future guest bookings initiated before termination.
- Where cancellation or relocation of bookings is required as a last resort, the Owner agrees to cover any associated cancellation or relocation fees incurred by the Agency.

MANAGEMENT FEES AND PAYMENTS

- **Management Fees:** The Owner agrees to pay the agreed-upon Management Fee for services provided by the Agency, including on canceled reservation revenue.
- **One-Time Service Fees:** Owners may authorize the Agency to provide additional one-time services in exchange for an additional fee.
- **Owner Payments:** The Owner will receive payments for each paid tenant reservation, minus deductions and fees, within 60 days of the tenant's check-out date. The Owner will be provided with a rental settlement statement, guest booking details, and details of expenses deducted.
- **Payment Terms:** If applicable, payments are due on the 15th of each month unless indicated otherwise. The Agency reserves the right to charge late fees of 10% of the outstanding amount per month.

EXCLUSIVITY AND ADVERTISING

- **Exclusivity Clause:** The Agency has exclusive rights to rent the accommodation. Rental by the Owner or other parties is prohibited without the Agency's express permission.

- **Marketing Material:** The Agency will create and use marketing materials, descriptions, and photographs for advertising purposes. The Owner must notify the Agency of any unsatisfactory photographs within 30 days of publishing. The marketing materials remain the property of the Agency and cannot be used by the Owner or other parties without permission.

LIABILITY AND INDEMNITY

- **Limitation of Liability:** The Agency is not liable for any indirect, incidental, special, exemplary, or consequential damages. If the agency must reimburse the tenant for damage caused by defective equipment within the accommodation, the owner shall hold the agency harmless for all damages or expenses arising in anyway, and the agency shall have the right to deduct any such amount from the owner's rental settlement.
- **Indemnity Clause:** The Owner shall indemnify and hold harmless the Agency against any claims or expenses arising from the Owner's use of the Service, breach of these Terms, activities or misrepresentations, agreements with third parties, or infringement of rights.

MISCELLANEOUS PROVISIONS

- **Change of Ownership:** If the accommodation ownership changes, the new owner must honour existing reservations and contract obligations until proper notice is given. The new owner will be given access to historic financial information relating to the property unless this is explicitly not permitted.
- **Rental Price Rates:** The Agency sets all rental price rates. The Owner may set a minimum acceptable nightly rate, understanding it may reduce revenue potential, and may be subject to a monthly fee.
- **Cancellation Policy:** Guests may cancel bookings subject to the Agency's cancellation policy. If a guest is refunded there will be no payout to the owner for the booking.
- **Cleaning, Maintenance, and Management:** The Agency will handle key holding, cleaning, and organizing repairs or replacements as needed.
- **Law and Sever-ability:** This contract follows the law of the jurisdiction where the property is located. If any provision is invalid, it will not affect the validity of the remaining provisions.
- **Updates to Terms:** The Agency reserves the right to reasonably update these terms at any time without prior notice. Updates will be posted on the website or applications, and will be effective immediately upon posting.

Useful

information



We know there's a lot to take in when becoming a short-term rental owner, and it can feel like a lot of information at once. To make things easier, we've pulled together the most common and important details you'll need to acknowledge before we take over management of your property.

This isn't the full picture—there's much more information available anytime through our Owner's Portal but these are the essentials we want you to be comfortable with right from the start.

The information you'll find over the next few pages of this contract covers these key points. If you have any questions along the way, please don't hesitate to reach out—we're here to help.

Linen Rental vs. Laundry Fees: Linen rental is covered by you (or included in your plan). Laundry fees are charged to guests.

Cameras: You must tell us if your property has cameras (including doorbells). Airbnb forbids indoor cameras, and all outdoor ones must be disclosed in the listing. Undeclared cameras can result in large guest refunds or account shut down.

Lawn Care and Hot Tubs: Not included in any plan. These are billed separately through contractors, with hot tub costs often offset by higher nightly rates.

Photography License: We hire professionals. Licenses usually cover booking sites only—extra use may need permission and could incur fees.

Owner Responsibilities: If choosing our 20% plan, be sure you understand your responsibilities for property checks, turnover checks, and maintenance call outs. Response times are tight.

Blocked Units: If a cleaner cannot be found for your turnover, we may need to block off the unit until one is secured. This is extremely rare and typically happens in peak summer, winter, or over statutory holidays.

In-suite Laundry: In rare peak-season cases, cleaners may need to use your in-suite laundry for linens. This isn't standard practice, but it can happen.

Trust Accounting: We operate on a trust accounting basis, meaning we collect and remit all booking-related taxes to the authorities. If you're GST registered or a non-resident for tax purposes, you must declare this to us.

Selling Your Property: If you decide to sell within your first year, early termination fees will apply. You must also inform us immediately so we can manage the booking calendar properly. Any existing bookings must be honoured by the new owner, so early notice is essential to ensure a smooth transition.

Smart Locks: Smart locks that connect with our booking system are compulsory. They give added security and management opportunities. If your current lock doesn't sync with our system, you'll need to update it.

Inventory

With our extensive experience managing short-term rentals, we know exactly what guests expect during their stay. That's why we've created a clear and firm list of required inventory for each unit. Having these essential items in place helps create a consistently positive guest experience—which in turn leads to better reviews and stronger performance for your property.

We understand that not every property will need the full list (for example, if there's no kitchen, kitchen inventory won't apply). However, if any required items are missing at the time of setup, we'll automatically supply them and add the cost to your account. By signing this agreement, you're giving us permission to do so.

To maintain quality throughout the management of your property, we'll also replace any inventory items that become damaged or go missing—these replacements will also be billed to your account. This helps ensure your property always meets guest expectations and stays review-ready at all time.

Glasses*

Drinking glasses

Wine glasses

Cutlery*

Knives

Forks

Tablespoons

Teaspoons

Dishes*

Large plates

Small plates

Bowls

Mugs

Utensils

Can opener

Cork screw

Grater

Knife set

Ladle

Measuring spoons

Potato masher

Scissors

Spatula

Vegetable peeler

Whisk

* Total number = total guest capacity plus extra, incase of breaks

BBQ

BBQ Brush

BBQ flipper and tongs

BBQ lighter

Propane tank

Spare propane tank

Other

Cutting board

Colander

Cork/fabric pads

Frying pan

Garbage bin

Ice cube tray

Mixing bowls

Measuring cups/jug

Oven mitt

Pots

Recycling bin

Sink stopper

Bathroom

Hair dryer x1 per unit

Plunger x1 per unit

Toilet brush

Garbage/trash bin

Hard Bedding - per bed

1 Mattress encasement (Full Zip-Over, bug proof, spill resistant)

1 Mattress pad (Provides comfort over the encasement and prevents liquids from sitting on the encasement)

Hypoallergenic pillows - 4 per king/queen, 2 per double, twin or hide-a-bed

Hypoallergenic duvet

Zip-over Pillow protectors - 1 per pillow (except Fernie area, not required)

Duvet protectors (not for twins or hide-a-beds. Also not applicable for Fernie properties).

Other Inventory - if applicable

Hangers - 10/closet matching

Snow Shovel

Push Broom

Fireplace set if wood fireplace - poker, broom shovel

Hot tub - spa net, spare Filter, chlorine dispenser, plastic drink ware

BBQ

BBQ Brush

BBQ flipper and tongs

BBQ lighter

Propane tank

Spare propane tank

Recommended Additional Items

Iron/Ironing Board - suggested

Entry mat - if required

Smart lock - Igloohome

Smart thermostat - Ecobee or Mysa depending on heating system

Noise monitoring - Netatmo (required for some short-term-rental licenses)

Plastic dishes for children

Items Not Recommended

Games with lots of pieces or puzzles | Cameras indoors - not legal (outdoor okay) | Sentimental or irreplaceable items | Personal family photos or documents | Expensive/special or non-machine washable throw blankets or decorative pillows | Door locks that only use a hard key | Living house plants

We pride ourselves on staying fully compliant with all local, regional, and provincial regulations. We know that navigating licenses, permits, and taxes can be overwhelming, so we're here to make the process as easy as possible for you. To keep everything smooth and compliant from the start, we need the information below.

LICENSING

Regardless of the management plan you choose, we need to confirm whether your property already has the required licensing in place. Simply select the option that best reflects your current status from the fields provided. If you have already sorted your licensing, please provide copies upon signing this agreement.

Additional information for provincial license application

Primary owner date of birth

Primary owner SIN

License status

Local | Provincial

Approved

Submitted - in progress

Owner to apply

Beyondbnb to apply

Not required

Local license number

Provincial license number

PROPERTY INSURANCE

Please review your property insurance policy to determine whether vacant property checks are required between guest stays. This service is not included in our standard offering but can be arranged for an additional fee if you are unable to meet this requirement yourself.

Required

Not required

Unknown

Vacant property check requirements - advise of specific reporting requirements and days in-between property checks.

CANADA REVENUE AGENCY (CRA)

For property owners who are non-residents of Canada, we ensure full compliance with the Canada Revenue Agency's (CRA) tax withholding requirements. To be considered a resident of Canada for tax purposes, you must generally reside in Canada for more than 183 days within a calendar year and maintain significant residential ties. For further details, please consult the CRA website.

If you're GST registered we will send you a simple form to complete that needs to be kept on record in case of a CRA investigation.

Resident status - as per CRA definition:

CA resident for tax purposes

Non-resident for tax purposes

Not sure - will advise ASAP

ITN (for non resident owners)

GST status

GST Registered

Not Registered

Will be registering

Names on title

To make sure everything is clear and transparent from the start, we need to confirm who is listed on the property title. This ensures that the person signing this agreement has the authority and agreement of all other owners to do so.

If there are multiple owners on title, we'll reach out to each one directly for a copy of their ID and a quick confirmation that they are in agreement with this contract. This is simply part of our due diligence to protect everyone involved, avoid any future disputes, and ensure we're starting our partnership on the right footing.

LEAD OWNER ON TITLE, OR LEAD DIRECTOR (you)

Name

Primary Address

Email

Mobile

If director, % share

Initial here to confirm you have full authority to sign this contract.

IF A CORPORATION ON TITLE PLEASE ALSO COMPLETE THIS SECTION

Corporation name

Address

Corporation contact (post contract)

Name

Role

Email

Phone

Please provide a certificate of incorporation for our records

NAMES OF OTHER OWNERS ON TITLE - IF APPLICABLE

Name

Email

Mobile

Name

Email

Mobile

Name

Email

Mobile

Who will be the day-to-day contact post contract stage

NAMES OF ALL OTHER DIRECTORS - IF APPLICABLE

Name

Email

Mobile

% Share

Name

Email

Mobile

% Share

Name

Email

Mobile

% Share

Name

Email

Mobile

% Share

If you have more directors or owners on the title than space allows for, please check this box and we will reach out to you.

Rooms and Spaces

This page gathers the essential room-by-room details we need to set accurate cleaning fees, laundry fees, and linen rental, and to ensure each property is configured correctly across booking channels. Please complete it as thoroughly as possible. Where information isn't available, select unsure/unknown—please do not guess as this often leads to miss priced fees and inaccurate listings. Our team will follow up to validate details before fees are finalized.

REQUIRED PROPERTY INFORMATION

Total bedrooms

Number of beds

* Provide size information within the 'anything else?' section below. This information impacts the laundry and cleaning fees.

King	Queen	Double
Twin	Trundle*	Bunk*
Sofa*	Murphy or loft*	

Number of bathrooms

* Provide information such as shower only, tub with shower, tub only etc within the 'anything else?' section below. This information impacts the cleaning fees.

Half bathrooms
Full bathroom*

Property square footage

In-suite laundry facilities

Yes	No	Strata
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Kitchen type - check one

Full	Kitchenette
No-sink area	None

Dining room type - check all applicable

Separate room	Dining area
Island/counter	None

Check all applicable options below. For example, you may have a patio and deck, or if you provide a BBQ your strata may also provide one for guests/owners. This information impacts the cleaning fees.

Outdoor spaces	Balcony	Deck	Patio	
BBQ type	Private BBQ	Strata BBQ	None	
BBQ fuel type	Green bottles	Natural gas	Propane	None
Hot tub	Private	Strata	Resort	None
Pool	Private	Strata	Resort	None
Sauna	Private	Strata	Resort	None
Pet status	Owner	Pet(s)s stay at property	No pet(s)	
	Guests	List as pet friendly	No pets	
		If pet friendly - maximum pets allowed		

Please note, if your property is listed as 'no pets' service animals are still permitted to stay under BC law.

LISTING OWNERSHIP

Do you already have the following listings (active or not)?

Airbnb	Vrbo	Booking.com	Other
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ANYTHING ELSE?

Is there anything else we need to know about your bed sizes or configurations, rooms, spaces, or current listings?



Additional *services* 2025



While our inclusive management plans cover a wide range of services, we understand that every property has unique needs. That's why we offer a selection of optional add-on services to support you when extra attention is required. Here you'll find our 2025 pricing for these additional services (excluding GST). Please note that these rates are subject to change and are not fixed as part of your management contract.

On boarding

For requested onboarding tasks not completed by the owner \$50/hour.

Packing owner belongings \$50/hour.

All licensing administration \$75/hour unless included within plan.

Maintenance and cleaning

Please note, a minimum charge of 30 minutes, followed by 15-minute increments thereafter.

Basic maintenance \$60/hour

Advanced maintenance \$80/hour

Contractor invoices - cost plus 10% admin

Cleaning - setup, standard, and deep cleans \$50/hour

Off boarding

In the event of early termination of the initial 12-month agreement by the Client, a fee of \$150 for each remaining month of the term will be payable by the Client.

Inventory and linens collection charge when no final guest checkout \$50/hour.

Non-standard pricing

Applies only when the owner sets the nightly rate. A fee of \$250 per month will apply during months with no bookings, unless otherwise agreed in writing.

Call outs

When not covered by management plan.

\$60 per call out plus time onsite

Annual tax reporting support

\$75 per hour, charged in 10 minute increments

In-house equipment charges

May not be available at all Beyondbnb divisions.

Steam cleaning \$50/hire

Portable AC \$10/day

Dehumidifier \$10/day

Ladder work \$50/hire

Smart home systems

Please note, wifi bridge and property monitor device may be mandatory.

Netatmo sensor and management \$10/month (noise, humidity, temps)

Wifi bridge and management for Igloohome lock \$10/month

Thermostat connectivity \$10/month

Photography

Below prices are for guidance only.

1 bedroom condo \$400

Typical family home \$450

Large family home \$500

Extra large family home \$550+

Vacant property checks for insurance purposes

POA - time required depends on insurance reporting requirements.

Bylaw property checks, monthly, quarterly or annually

POA if not covered by management plan.

Compliance

Services
2025



Staying compliant doesn't have to be complicated. From licenses and permits to safety checks and reporting, our team is here to make sure everything is handled smoothly so you can relax and focus on your guests. This compliance price list gives you a clear view of the extra services we can provide if and when they're needed. Think of it as added support to keep your property fully aligned with local requirements and insurance standards—without the stress of navigating it all on your own. We believe in full transparency: no hidden costs, just straightforward pricing so you always know what to expect

COMPLIANCE SERVICES	20% ESSENTIALS PLAN	25% ENHANCED PLAN	30% PREMIUM PLAN
Provincial license application	\$175	\$150	Included
Provincial license renewal	\$125	\$100	Included
Local license (Fernie, Radium, Kimberley, Invermere) application – including egress map if required	\$375	\$275	Included
Local license renewal	\$250	\$125	Included
RDEK application – including egress map & parking plan	\$475	\$375	Included
Bylaw monthly reports – Invermere	*Owner responsibility	1-3 BDRM condo: \$30 Large house: \$60	Included
Bylaw monthly fire testing and reporting – Kimberley	*Owner responsibility	\$15	Included
Compliance assistance	\$75/hour	\$60/hour	Included
Standalone egress map service (for owners submitting their own license applications)	\$150	\$125	Included
Provincial or municipality compliance investigation	\$95/hour	\$75/hour	Included
Vacant unit checks for house insurance compliance	*Owner responsibility	Price dependant on insurance requirements	

PLEASE NOTE:

License fees are an additional cost to the services above.

Non-GST registered owners are encouraged to pay for licenses directly, or provide us credit card details, to avoid paying the GST that is added on when using our services.

