



ABOUT US

We are a hands-on short-term rental management company focused on maximizing revenue, occupancy, and guest satisfaction. By combining technology with expert strategies, we optimize pricing, marketing, and operations to deliver higher returns and hassle-free ownership.

SERVICES

Revenue & Marketing

- Revenue Optimization
- Multi-Platform Marketing

Operations & Guest Management

- Listing & Booking Management
- Guest Communication & Support
- Advanced Guest Screening
- Cleaning & Turnover Management

Property Protection & Maintenance

- Damage Claims & Protection
- Property Maintenance & Issue Resolution

Owner Support & Insights

- Owner Support
- Owner Portal & Performance Insights

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Multi-Platform Marketing

- **Maximum Exposure** – We list your property on all major booking platforms, ensuring it reaches the widest audience possible.
- **Direct Booking Advantage** – Guests can book commission-free through our direct booking site, increasing profits and repeat stays.
- **Optimized Listings** – Each platform is strategically managed to boost visibility, attract more guests, and maximize occupancy.
- **Free Design Consultation** – We offer a complimentary design consultation to enhance your property's appeal, ensuring it stands out in a competitive market.

Revenue Optimization

- **Manual Pricing Adjustments for Maximum Profitability** – Most management companies rely on automated pricing software and forget about it. We take a hands-on approach, manually analyzing the market and adjusting prices weekly based on competitor data, seasonal trends, and demand shifts.
- **Competitor & Market Analysis** – We don't just let software decide pricing. Our team selects comparable properties, tracks their performance, and ensures your rates are always competitive yet profitable.
- **Dynamic Pricing with Strategic Adjustments** We combine technology with human expertise, refining pricing based on real-time market data to maximize both occupancy and revenue.
- **Advanced Pricing Strategies** – We use dynamic discounts for last-minute openings, gap nights, and extended stays to maximize occupancy and profitability.

Listing and Booking Management

- **Multi-Platform Listing Management** – We create and maintain professional, high-converting listings across all major booking sites, ensuring your property is always optimized for maximum visibility.
- **End-to-End Reservation Handling** – From securing bookings to managing modifications, we handle every aspect of the reservation process, ensuring smooth transactions and guest satisfaction.
- **Secure Payment Processing** – We manage all payments, security deposits, and refunds, ensuring timely and hassle-free payouts while reducing the risk of chargebacks or payment disputes.

Damage Claims & Protection

- **Up to \$50,000 in Damage Protection** – Every reservation is backed by insurance, covering from \$0-\$50,000 in damages and excessive cleaning fees to protect your property from unexpected incidents.
- **Comprehensive Coverage Across All Bookings** – Whether guests book through direct channels or third-party platforms, your property is always protected by our insurance policy.
- **Quick & Hassle-Free Claims Process** – If damage occurs, we handle the entire claims process, from assessment to reimbursement, ensuring a smooth and stress-free resolution.

Owner Support

- **Personalized, Direct Communication** – We believe in a hands-on relationship ensuring owners have a direct line to our team without the hassle of multiple departments or slow responses.
- **Fast & Reliable Support** – Just like with our guest communication, we prioritize quick response times for owners, ensuring your questions, concerns, and requests are addressed immediately.
- **Knowledgeable & Experienced Team** – With years of industry experience, our team understands the short-term rental market, allowing us to provide expert advice, insights, and tailored solutions for your property.
- **Transparent & Proactive Management** – We keep owners informed at all times, providing regular updates, performance insights, and clear communication to ensure you feel confident in our management.

Guest Communication & Support

- **Fast, Proactive Guest Response** – We prioritize quick response times to ensure every guest feels valued and attended to. A smooth, seamless experience leads to higher satisfaction, better reviews, and increased bookings.
- **Focused on Five-Star Reviews** – We understand that five-star reviews directly impact your property's ranking and revenue, so we go above and beyond to provide outstanding service that encourages glowing guest feedback and focus on delivering great guest experiences.
- **Experienced & Professional Team** – With years of experience, our highly skilled support team knows how to handle any guest situation, providing professional, friendly, and solution-oriented communication.

Advanced Guest Screening

- **Comprehensive Fraud Detection** – We use Truvi’s industry-leading screening to verify guest identities, detect fraudulent bookings, and prevent unauthorized stays.
- **Multi-Layer Verification** – We verify every booking by cross-checking guests against the U.S. sex offender registry and global watchlists while also detecting fake names, burner phones, disposable emails, and suspicious IP addresses to flag high-risk reservations.
- **Real-Time ID & Biometric Checks** – Guests must verify their identity with a government-issued ID, matching booking details and biometric data to prevent fraud and underage bookings.
- **Expert Manual Review** – If a booking is flagged, Truvi’s security team manually investigates, ensuring legitimate guests aren’t blocked while keeping high-risk ones out.

Cleaning Turnover & Management

- **Flexible Cleaning Options** – Use your existing cleaner or choose from our trusted network of vetted professionals—whichever works best for you.
- **Seamless Scheduling & Coordination** – We handle all cleaner communication, scheduling, and turnover logistics, ensuring your property is always guest-ready.
- **Stocking & Linen Management** – We monitor supplies, replace linens when needed, and ensure all essentials are restocked for a smooth guest experience.
- **Automated Cleaner Management System** – Our system allows both owners and cleaners to automate scheduling, easily track schedules, submit photos, and document each turnover.
- **Proactive Property Inspections** – Our cleaners also act as an extra set of eyes, reporting maintenance issues to us or directly to the owner for quick resolution.

Property Maintenance & Issues

- **Flexible Maintenance Management** – Owners can handle their own maintenance or let us coordinate everything with trusted vendors.
- **Seamless Vendor Coordination** – We schedule, communicate, and oversee repairs, ensuring quality work and timely completion.
- **Comprehensive Property Care** – From landscaping to pool & hot tub maintenance, HVAC, and pest control, we can manage all upkeep needs.
- **Fast Guest Issue Response** – Our team ensures quick action on maintenance requests to prevent disruptions.
- **Proactive Inspections & Reporting** – We monitor property conditions and keep owners informed of necessary repairs.

Owner Portal & Performance Insight

- **Weekly Financial & Market Reports** – Owners receive a detailed monthly statement along with a market report featuring data on comparable properties, giving clear insights into pricing and performance.
- **Competitive Performance Tracking** – We provide screenshots of market trends and comparable listings, showing how your property stacks up against others in your area.
- **Quarterly Performance Reviews** – Every quarter, we deliver a high-level analysis of your property's performance, comparing it to the market and similar rentals to ensure it stays competitive.
- **Full Transparency & Strategic Adjustments** – We actively track market conditions and share actionable insights, ensuring owners see exactly how we are working to maximize their revenue.
- **User-Friendly Owner Portal** – Owners have access to a secure, easy-to-use portal where they can block out personal dates, view all reservations, track earnings, and receive real-time notifications to stay informed and in control.

Additional Perks of Working With Lux Corporate Housing

- **Competitive & Transparent Pricing** – Flat-fee management with no markups on cleaning or maintenance. We only profit when you do.
- **20% Revenue Growth Guarantee** – We're so confident in our strategy, we guarantee a 20% increase in your first year—or your next \$2,000 in fees is free.
- **No Long-Term Commitment** – Month-to-month agreements keep you in control. Stay because you love us, not because you're locked in.
- **Simple Co-Hosting Option** – Already have an Airbnb listing? Just add us as a co-host—no need to cancel future bookings. Thinking about self-managing? We'll partner with you directly on your existing listing, combining your control with our expertise.
- **Unmatched Flexibility** – Prefer to handle your own cleaning or maintenance? Need just guest comms or pricing? We tailor our services to you.

FAQ

1. What makes Lux Corporate Housing different from other management companies?

We offer boutique, high-touch service with transparent pricing, expert revenue management, and flexible terms. Unlike larger companies, we focus on maximizing your profits while ensuring a seamless, hassle-free experience.

2. How does your pricing strategy help me make more money?

Our multi-layered revenue strategy includes manual pricing adjustments, dynamic pricing, and advanced revenue tactics like gap-night optimization and long-stay incentives—ensuring you earn top dollar year-round.

3. Do I have to use your cleaners and maintenance team?

We offer flexibility—you can use your preferred vendors, or take advantage of our trusted network of professional cleaners and maintenance experts to maintain quality and consistency.

4. How do I know my property is performing well?

You'll have access to our Owner Portal, monthly financial & market reports, and quarterly performance reviews to keep you fully informed on your property's success.

FAQ.2

5. How much are your fees?

Our management fee depends on the property. There are no hidden fees or long-term contracts—just simple, transparent pricing.

6. What happens if I want to stop using your service?

We operate on a month-to-month agreement—no long-term contracts or hidden penalties. Owners stay with us because they love our service, not because they're locked in. Additionally, if you already have an existing Airbnb listing, you can add us as a co-host to manage the property alongside you, giving you full flexibility and control over the listing.

7. How much work do I have to do as the owner?

We handle everything—guest management, pricing, maintenance, and turnovers—so you can be completely hands-off. But if you prefer more involvement, we provide full transparency and control.

8. How are payments handled?

Owners receive automated payouts directly to their bank account. We provide detailed monthly financial reports. We also offer transparent invoicing for any additional expenses, such as maintenance or restocking, so you always know where your money is going.

Interested In Our Services?

Our Seamless Onboarding Process

Getting started with Lux Corporate Housing is quick and hassle-free. Our onboarding is designed to be efficient and hands-off, so you can start earning as soon as possible.

1. Free Property Analysis Call (If You Haven't Already)

We'll schedule a quick consultation to go over your property, revenue potential, and how our management services can maximize your earnings. [Schedule a Call with Us](#)

2. Agreement & Property Info Collection

- We'll send over our simple management agreement with no long-term commitment.
- Once signed, we'll gather key property details, including access info, guest instructions, and any special preferences you have.

3. Owner Portal & Pricing Setup

- You'll get access to your Owner Portal, where you can track bookings, revenue, and performance.
- We'll set up optimized pricing strategies to maximize your earnings from day one.

4. Finalizing Details & Going Live

- We'll confirm all cleaning and maintenance logistics and ensure your property is fully ready.
- Once everything is ready, we launch your listing, and we handle everything from that point forward!

Total onboarding time: Just a couple of days—we make the process quick and easy so you can start earning right away!