

WHO ARE WE ?

Residence TALU is a family structure created by Mildre and Lionel, a French-Dominican couple who **began in 2012 to invest in short-term apartment rentals in the South East of France in Juan Les Pins and Marseille.**

In 2012, we started our **first Airbnb rental in Juan Les Pins**, a French Riviera town located between Cannes and Nice. This experience motivated us to launch ourselves in the sector in a professional way.



In 2017, we moved to Marseille where we created our **Residence TALU company, managing more than 50 apartments.** Then we created "Conciergerie TALU" for cleaning, check-in, check-out and the company "Laverie TALU" for linen and towel laundry.

In 2020, we decided to settle in the Dominican Republic and create the same structure under **RESIDENCE TALU REP DOM** adapted to the Dominican market for the management of our apartments.

We are proud to work with several high-tech web companies to offer our clients a **unique all-in-one Airbnb rental management package.**

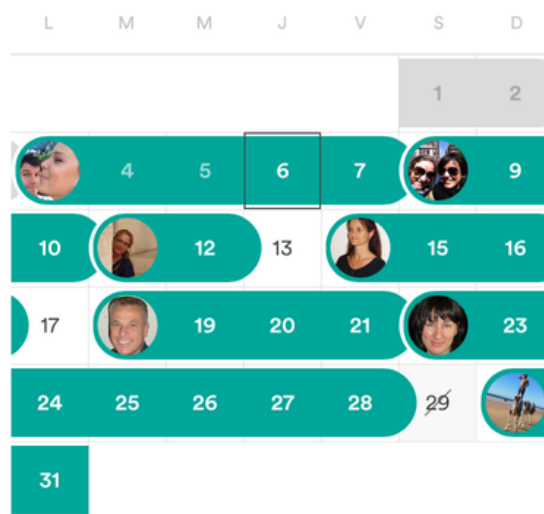
In 2022, we manage **10 rooms and 2 apartments** on the north coast that we rent on a short-term basis and have SUPERHOST status on AIRBNB.

Bravo Lionel, vous
êtes maintenant
Superhôte !



Over time, we can develop our know-how by working with online **services and payment gateways**. We created an **all-in-one system** that has allowed us...

INCREASE OUR OCCUPANCY RATE!!



Our system allows:



- ✓ **Receive all reservations** from any external platform, such as Airbnb, Booking.com or Expedia, **in a single calendar**,



- ✓ **Automate communication** with guests and send automatic responses through the same reservation sites **in several languages (English, French and Spanish)**.



- ✓ **Automatically adjust rates** based on market supply and demand, seasonal trends or special events.



✓ **Manage** any situation that arises with **Aircover Airbnb property insurance**.



✓ Receive money from **reservations made on Airbnb directly in your bank account in US\$**.



✓ Offer you a **monthly report** of reservations, automatically generated by our management system. If you wish, you can **access the reservation calendar of your property to check its availability**.



✓ **Offer you the installation and management of a connected lock** to have control over the entrances and exits in your property. We will have at your disposal **a report of entries and exits if you wish**. *(This service has an additional cost)*.



✓ **Offer you a spontaneous control service** to survey the status of your property.



✓ **Charge guests online** using our website at the time of their reservation.



Booking.com



We are proud to be **the only structure in the Dominican Republic that can you charge online the guests who book on the Booking.com page!**



RENT MANAGEMENT

- ✓ CREATION AND MANAGEMENT OF THE AD ON DIFFERENT BOOKING PLATFORMS (AIRBNB.COM, BOOKING.COM, EXPEDIA.COM, VRBO.COM, RESIDENCETALU.COM ETC...).
- ✓ MANAGEMENT OF COMMUNICATION WITH EACH CLIENT.
- ✓ ONLINE AND AUTOMATIC PAYMENT SYSTEM ON EACH PLATFORM.
- ✓ ADVERTISING OF THE AD ON DIFFERENT CHANNELS OR SOCIAL NETWORKS (INSTAGRAM, YOUTUBE, FACEBOOK, ETC...)

SERVICE DESCRIPTION RENT MANAGEMENT

In addition to the features described above, we offer you a **detailed monthly report of each reservation automatically generated by our system:**

platform on which the reservation was made

Date check-in and check-out

Sale price of each reservation

Source	Name	DateArriv	DateDepar	Night	HouseName	InternalC	House	People	DateCreated	TotalA
HomeAway	Pamela Duran	2001-01-01	2001-01-01	0	2BR Apt Monte Vista, Sosúa		340902	2	2022-02-15 13:38	
Airbnb	Fabiola Veras	2021-08-14	2021-08-15	1	2BR Apt Monte Vista, Sosúa		340902	3	2021-08-14 17:17	75.00
Airbnb	Mario Fernandez	2021-08-14	2021-08-15	1	2BR Apt Monte Vista, Sosúa		340902	3	2021-08-14 22:37	75.00
Airbnb	Erik Cedano	2021-08-28	2021-08-29	1	2BR Apt Monte Vista, Sosúa		340902	2	2021-08-22 03:06	120.00
Airbnb	Jose Ariza	2021-08-29	2021-08-30	1	2BR Apt Monte Vista, Sosúa		340902	3	2021-08-28 23:41	80.00
Booking.com	George Santiago	2021-08-30	2021-09-03	4	2BR Apt Monte Vista, Sosúa		340902	5	2021-08-17 03:04	278.40
Booking.com	Marvin Peralta	2021-09-05	2021-09-06	1	2BR Apt Monte Vista, Sosúa		340902	4	2021-08-20 19:59	0.00
Airbnb	Beki Hamilton	2021-09-06	2021-09-07	1	2BR Apt Monte Vista, Sosúa		340902	4	2021-09-05 19:05	50.00
Airbnb	Harold Vasquez	2021-09-09	2021-09-10	1	2BR Apt Monte Vista, Sosúa		340902	4	2021-09-09 21:24	60.00

Number of people on the property by each reservation

Status of each reservation: confirmed or rejected

State justification:

- Payment declined,
- canceled by the customer,
- Card without funds,
- Etc...

eName	InternalC	House	People	DateCreated	TotalA	Currenc	Status	Email	Phone	QuoteStatus
Apt Monte Vista, Sosúa	340902		2	2022-02-15 13:38	0		Ouvert	15dc5930-7341-4d15-946c		Nul
Apt Monte Vista, Sosúa	340902		3	2021-08-14 17:17	75.00	USD	Refusé		18092843563	Rejeté
Apt Monte Vista, Sosúa	340902		3	2021-08-14 22:37	75.00	USD	Réservé		17862397803	Accepté
Apt Monte Vista, Sosúa	340902		2	2021-08-22 03:06	120.00	USD	Réservé		16463185707	Accepté
Apt Monte Vista, Sosúa	340902		3	2021-08-28 23:41	80.00	USD	Refusé		18098618484	Annulé par le clié
Apt Monte Vista, Sosúa	340902		5	2021-08-17 03:04	278.40	USD	Réservé	gsanti.983+	+13474306019	Ne pas programi
Apt Monte Vista, Sosúa	340902		4	2021-08-20 19:59	0.00	USD	Refusé	mperal.494	+1 829 757 50€	Ne pas programi
Apt Monte Vista, Sosúa	340902		4	2021-09-05 19:05	50.00	USD	Réservé		447738582519	Accepté
Apt Monte Vista, Sosúa	340902		4	2021-09-09 21:24	60.00	USD	Réservé		18093516368	Accepté

OFFER OF OUR SERVICES

No start-up cost - No commission - No obligation

ONLINE AD MANAGEMENT SERVICE

all the functionalities to have the
best occupancy rate.

US\$100

per month

**0% commission on reservations
from other platforms**

includes:

- ✓ Creation and management of the ad on different online platforms (*Airbnb, Booking, Home Away, Expedia*),
- ✓ The payment system at Booking.com,
- ✓ communication with customers,
- ✓ The automatic calendar lock system,
- ✓ The monthly report of each reservation,
- ✓ Advertising on our own social networks.

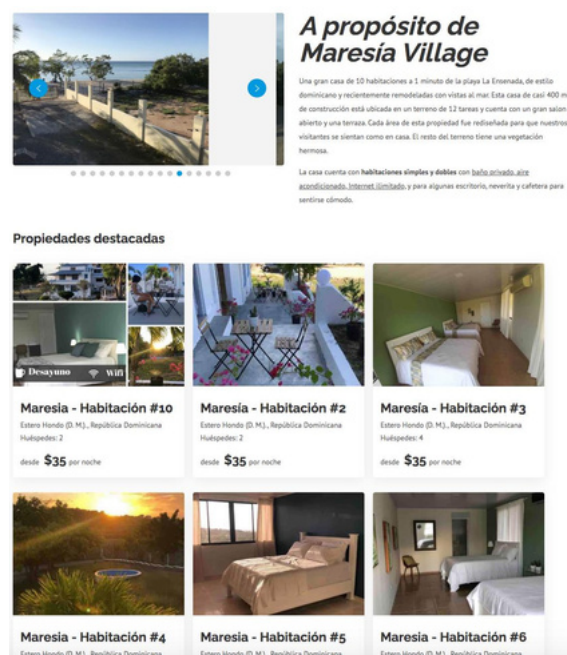
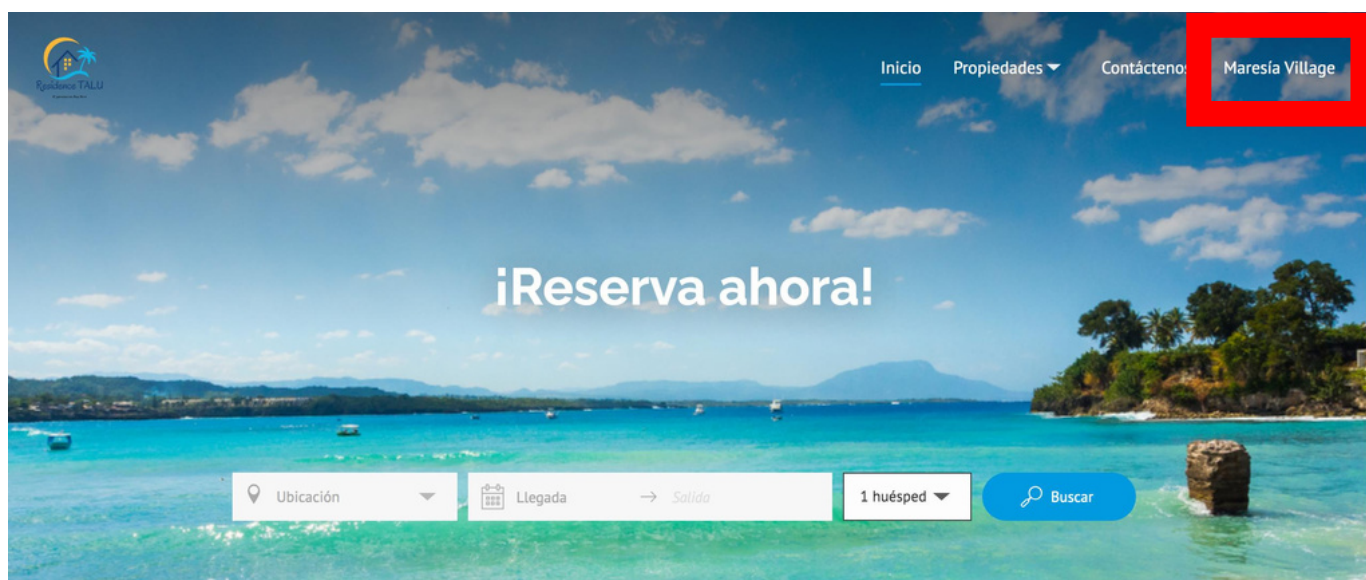
SERVICE FOR CREATING A WEBSITE DEDICATED TO YOUR PROPERTY

In case you want to increase your online presence, we can **create a web page dedicated to your property.**

This option allows you to group all your properties on a single page, so that if you want to advertise your properties, you can do it just by sending a link.

This option costs US\$10 per month.

Example with Maresia Village:



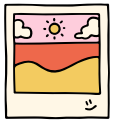
OUR OWN BOOKING PLATFORM

Residence TALU has its own reservation platform:



The ads of our clients will be published on this page to give you publicity (*service included with the US\$100 monthly service*).

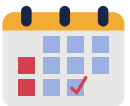
Our platform allows:



✓ view photos,



✓ Watch videos (which is not the case with platforms like Airbnb or Booking.com)

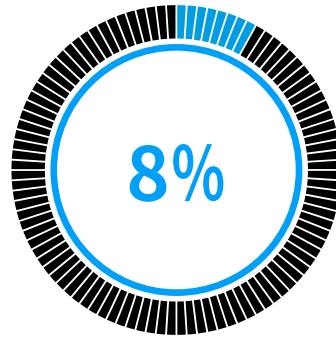


✓ Check availability,



✓ Make reservations.

RESERVATIONS IN OUR PLATFORM



COMMISSION

Unlike reservation platforms like Airbnb, Booking or HomeAway that charge a 15% commission for each reservation, plus bank transfer fees, we only charge an 8% commission for each reservation.

Example of a reservation of 1000 US\$ AIRBNB / RESIDENCE TALU:

	RESERVATION	COMMISSION	EXPENSES OF TRANSFER	REVENUES FOR THE OWNER
AIRBNB (15%)	US\$1000	US\$150	US\$17	US\$ 833
RESIDENCE TALU (8%)	US\$1000	US\$80	US\$0	US\$ 920



NOTE: We do not charge commission for reservations made on other platforms.

We remain at your disposal for any information you may need:



contact@residencetalu.com



https://www.residencetalu.com



@residence_talu



Tel: 849-410-0808