



## **BUCKEYE DEVILS LLC ONE-PAGE CO-HOSTING SUMMARY**

### **SERVICE TIERS & PRICING**

#### **Tier 1 – Customer Service Co-Host Package – 10%**

- Daily guest communication (business hours + evenings)
- Guest screening (no parties, scams, or high-risk guests)
- Handling issues, complaints, and reviews
- Dynamic pricing management (Wheelhouse or manual)
- Calendar oversight & automated messaging
- Host remains active for on-site tasks, cleaners, and repairs

#### **Tier 2 – Enhanced Co-Hosting + Operations – 15%**

Includes Tier 1 plus:

- Cleaner scheduling & turnover coordination
- Airbnb-routed cleaning fee management
- Cleaner onboarding & quality oversight
- Minor contractor coordination
- Occasional on-site troubleshooting (smart locks, resets)
- Limited emergency guest support

#### **Tier 3 – Minimal Owner Involvement – 20%**

Includes Tier 1 & 2 plus:

- Co-Host is primary operations point of contact
- Broader contractor coordination (excludes major repairs)
- More frequent on-site urgent visits
- Emergency repair authorization up to \$200

### **OWNER REQUIREMENTS**

- Maintain a minimum of \$500,000 STR commercial liability insurance
- Name Buckeye Devils LLC as Additional Insured
- Maintain a safe, code-compliant property
- Assume all liability for property and guest issues

### **LEGAL NOTES**

- Buckeye Devils LLC is a co-hosting assistant, NOT a property manager.
- All payments routed through Airbnb (percentages + cleaning fees).
- 30-day termination by either party.
- NC governing law; mediation → arbitration for disputes.

### **CONTACT**

Buckeye Devils LLC

Email: [info@scenicridgerentals.com](mailto:info@scenicridgerentals.com)