

WELCOME TO MIAMI

Make Yourself At Home



VENTURE SUCCESS
— ACADEMY —



MEET YOUR HOSTS

CARLOS & JAY



CO-HOST

JOHN SMTH

123-456-7890

JOHN@VSA.COM

We are Real Estate Investors,
Airbnb Super Hosts, Property
Managers, Construction Specialists,
and Entrepreneurs.

As your hosts we strive to make your
stay a fun and a memorable experience.

We are always one call away to assist
in any way you may need.

We are truly so happy you're here, it's
a great honor to be hosting you.

ENJOY YOUR STAY

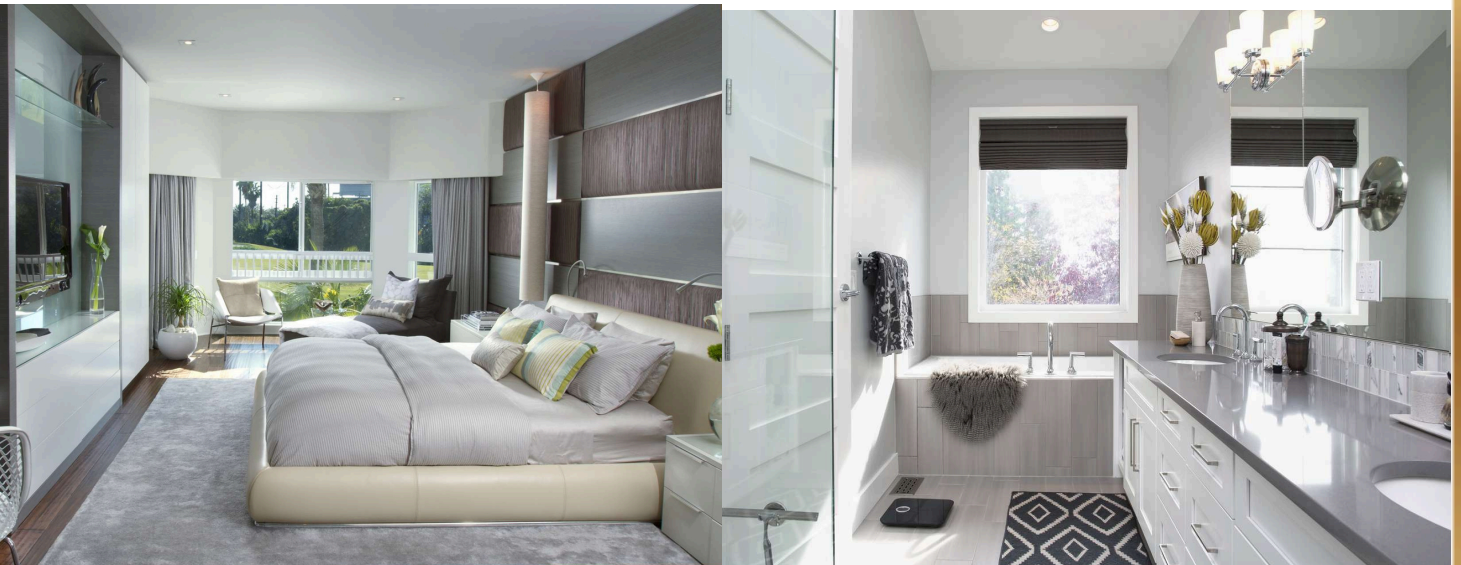
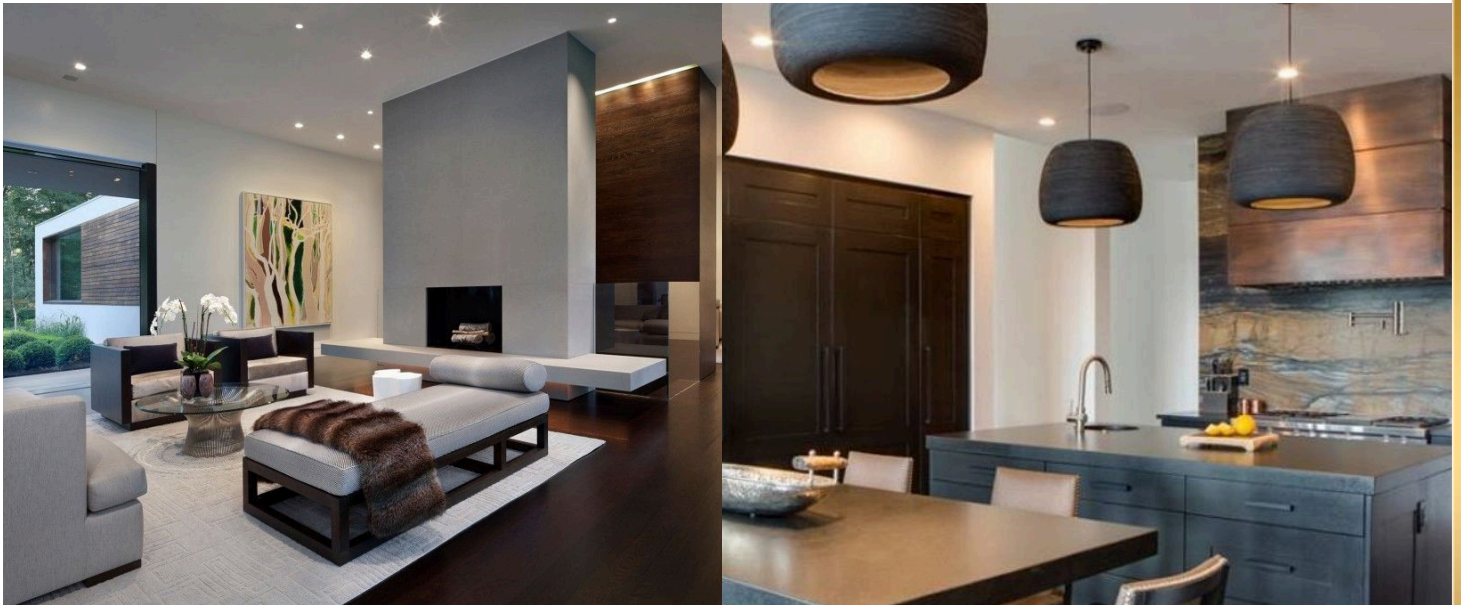
About The home

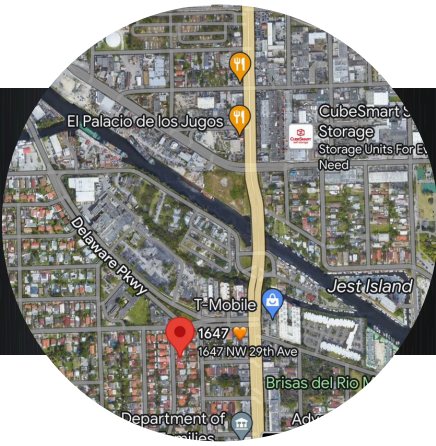
123 Main Street Miami, Fl 12345

SLEEPING: We have (1) king size bed , (1) Bunk Bed (queen bed bottom and full bed on top), 1 king air mattress. We have a drawer inside the closet in the last bedroom that contains more pillows, sheets.

TV: Netflix, Hulu, Disney +. Simply press the corresponding button on the remote for unlimited streaming movies and TV shows. You will need to login into your account.

All tv are smart TV's





IMPORTANT NEIGHBORHOOD INFORMATION



911

Emergency phone number.



LOCAL HOSPITAL

Jackson Memorial Hospital, Emergency Room
1611 NW 12th Ave, Miami, Fl 33136
305-585-1111



MALL/RIVER LANDING SHOPS

1400 NW N River Dr, Miami, FL 33125



PHARMACY/ LAS MERCEDES

1479 NW 27th Ave, Miami, Fl 33125
305-982-8461



FAMILY DOLLAR

1808 NW 17th St, Miami, Fl 33125
305-341-7465



SUPERMARKET

Edymar Supermarket
1630 NW 27th Ave, Miami, FL 33125
305-303-3687



HOUSE RULES



NO ILEGAL SUBSTANCES
IN THE PREMISES



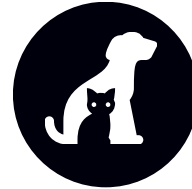
NO SMOKING



NO UNREGISTERED
GUEST.



NO PARTIES



PETS

Well behaved pets may be allowed with
prior authorization.

Pet fee of \$300



GUESTS

No more than 8 guests allowed
overnight



QUIET TIME

Please be quiet
10 PM - 8 AM

WELCOME

Wifi

Network: 123MainStreet

Password: 123456789

Contacts

Your Co-Host: John Smith

Contact: 123-456-7890

Email: john@vsa.com

Parking

Only 1 parking space allowed. There are 4 total airbnb on the property and other need to park. If you have 2 cars please park behind each other only taking 1 space.

House Rules

No illegal substances in the premises.

No smoking inside the home.

No parties allowed.

Clean as you go before checkout.

No smoking inside the home.

Pets allowed with prior authorization.

If something broke, maintenance problems, report damages immediately.

Absolutely No Noise after 10:00pm.

Checkout

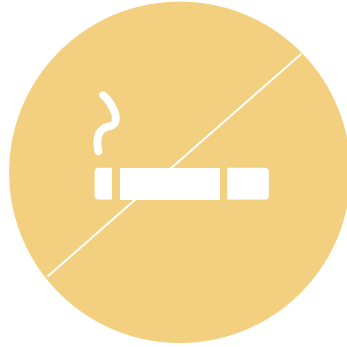
Check out time is at 11:00am

All remote controls (TV, bed lights or A/C must be left in the unit.

Double check for all your belongings (We are not responsible for items left behind)

Unauthorized checkout after 11:30 am a \$50 FEE will be added to bill.

Unauthorized checkout 1 hour after check out time you will have to pay for a full day rental.



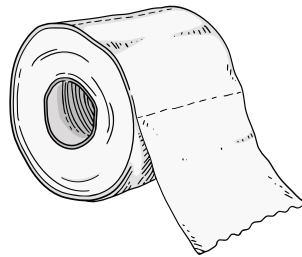
Please
No Smoking

Inside The Property

Thank you!

Please

Do not flush baby wipes or feminine products in the toilet.



Flush only
toilet paper

Thank you!

Air Conditioning

Adjust the temperature as you please
but DO NOT lower past 68 Degrees
as this will damage the unit.

In case of damage please contact us
immediately .

*Please you do not need to turn the A/C off if you leave the house.

The Kitchen



The Kitchen is equipped with blender, coffee and tea maker, cutlery, pans, pots and utensils, it's stocked with coffee, tea and sugar as well. Please feel free to use them all, they are provided for your enjoyment.

Also please enjoy the bottle of wine we left for you.

If anything is missing, running out or not working properly, please let us know and we will fix the problem immediately.



Garbage/Recycle



Upon Checkout, please consolidate all garbage from Kitchen and Bathrooms into bags and remove all trash by using the big containers located outside of the property. (green bin is for regular trash and blue bin is recycling)

Thank you!

WHERE TO EAT

Restaurants Recommendations



CAFE BISTRO-BRUNCH SPOT



COYO TACOS- MEXICAN FUSION

MAKOTO- JAPANESE

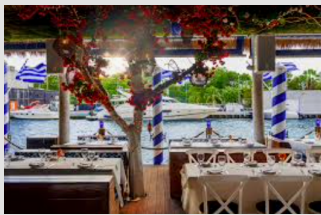
THE SURF CLUB- AMERICAN



MANDOLIN AEGEAN BISTRO- GREEK

KIKI ON THE RIVER- NIGHT LIFE

SEA SPICE- SEA FOOD, NIGHTLIFE



JOES STONE CRAB HOUSE - SEA FOOD

PRIME 112- WHERE ALL FAMOUS PEOPLE EAT

CAPITAL GRILLE- AMAZING STEAKS



VERSALLIES- CUBAN FOOD

GREEN STREET- BRUNCH



TAPS 42 - BRUNCH

PAPI STEAK - (TRY TO GET RESERVATIONS ITS AMAZING A MUST)



Bars/ Night life

RECOMMENDATIONS



1. WOOD TAVERN

2. 1-800 LUCKY

3. CAFE LA TROVA



4. GRAMPS

5. GRAILS SPORTS BAR

6. BALL AND CHAIN MIAMI

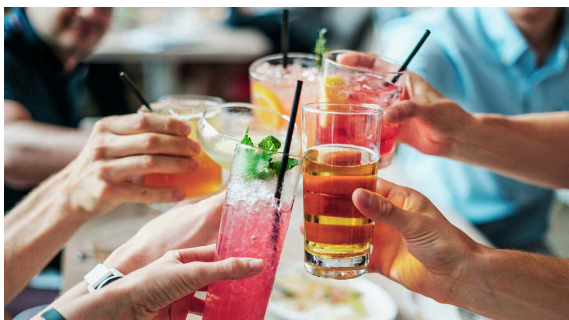


7. MONTY'S RAW BAR

8. SUGAR

9. LOST BOY DRY GOODS

10. BLACK BIRD ORDINARY

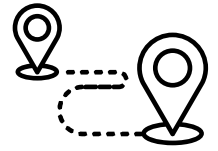


11. BLUE MARTINI

12. SANDBAR (COCONUT GROVE)

Things To Do:

MUST SEE WHILE IN MIAMI



- Take a double decker tour through the City of Miami
- Walk down "Calle ocho" and experience the cuban heritage of Miami
- Wynwood is the most happening place in Miami. Created by street art and amazing restaurants and night life.
- Design district is where all the high end stores are from Gucci, Versace, Fendi, Rolex, Etc also many restaurants
- Midtown - has lots of restaurants and shops
- If time permitted spend a night in Key West about a 3 hour drive is the most southern part of the US and an amazing place.
- Take an airboat ride/ tour through the Everglades.
- Take a walk through Brickell City Center
- Walk down Ocean Dr and Lincon Rd in South Beach
- The Frost Mueseum Is amazing
- Go spend the afternoon at Bayside there is plenty to do and see. Restaurants, shops, water activities.

MIAMI BEACH



MIAMI BEACH

Miami Beach offers a variety that goes far beyond sun and sand, encompassing world-famous nightlife and world-renowned art galleries, first-class hotels and second-to-none dining, designer shopping and a unique architectural style that makes it one of the world's most visually distinctive regions.

With white, sandy beaches, turquoise waters and an over-the-top cultural scene, Miami Beach attracts millions of visitors to its world-famous shores each year.

The jewel in its crown is South Beach, which is a magnet for tourists due to its vibrant hotels, eateries, clubs, and dynamic nightlife. For those who desire a serene environment, North Beach offers premier hotels, crowd-free beaches, and a unique ambiance.



IS SOUTH BEACH OR MIAMI BEACH BETTER?

North Miami Beach is ideal for those looking for a laid-back atmosphere, with plenty of room to relax on the sand or in the water. South Beach is perfect for those who want to experience Miami's nightlife, as there are plenty of bars and clubs where you can party until the wee hours of the morning.



WHAT IS THE MOST FAMOUS PART OF MIAMI BEACH?

South Beach is the stereotype that we all think of when we picture Miami: an image of a thousand films and TV series, of vice and gym-toned bodies with the infinite blue of the sea as a backdrop. South Beach is so popular for its energy, nightlife and lifestyle.



Amenities

Hello!

Welcome to your home away from home. Please get comfortable and enjoy the provided amenities list below.

BASICS



Toilet paper

Soap

Towels

Shampoo

Conditioners

Blankest

Pillows

EXTRA



Pots and Pants

Smart TV

Fast Wifi

Kettle

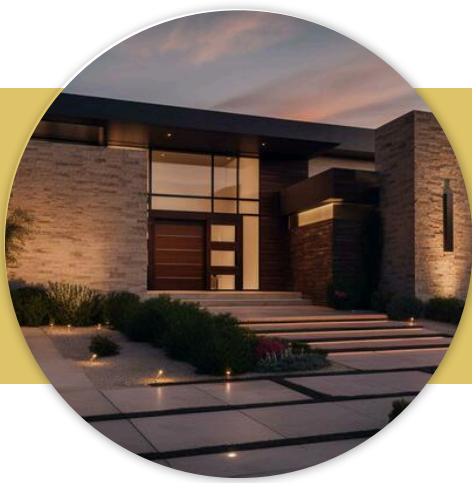
Hair Dryer

Iron and Board

Washing Machine

Coffee Machine

Blender



Cleaning

CHECKLIST

Kitchen

- CHECK FOR/ REPORT DAMAGE
 - Clean and sanitize all surfaces, including countertops, tables
 - Wipe down inside/outside of cabinets
 - Wipe Kick Plates (below cabinets)
 - Empty, Change and Sanitize Trash/Recycle Cans
 - Clean/Sanitize/Polish Inside and Outside
 - Fridge/Remove all Food/Wipe all Condiments
 - Stove
 - Microwave
 - Sink
 - Toaster
 - Coffee Machine
 - Dust/Replace Light Bulbs
 - Dust Ceiling Fans
 - Wipe Windows
 - Wipe Window Sils
 - Replenish All Supplies
 - Soaps
 - Paper Towel
 - Detergent
 - Trash Bags
 - Sponge
 - Cleaners
 - Coffee
 - Tea
-
- Vacuum / Mop all Floors
 - Wipe Baseboards



Bathrooms

- CHECK FOR/ REPORT DAMAGE
- Clean and Sanitize all Surfaces
- Counter tops
- Sink
- Toilet
- Bathtub
- Shower
- Faucets
- Scrub Tile
- Clean Inside/Outside of all Cabinets
- Sanitize Trash Can
Replace Trash Bag (leave one extra)
- Check Shower Curtain/Glass Liner for Hair/Rips
-
- Dust/Replace Light Bulbs
- Dust Ceiling lamp
- Polish All Chrome
- Polish Mirrors
- Polish Windows/Sils
- Wash/Change Over All Towels
- Refill and Wipe Down
- Hand Soaps
- Shampoo/Conditioner
- Body wash
- Toilet paper
- Vacuum / Mop Floors
- Wipe Baseboards
- Magic Eraser Walls
- Water Plants
- REMOVE AND DISPOSE OF ANY FOREIGN ITEMS, SOAP BARS, LEFT OVER PRODUCTS

Bedrooms

- CHECK FOR/ REPORT DAMAGE
- Strip Beds
- Replace Linens (check for hair!)
- Look Under the Bed!
- Check Inside all Closets/Drawers
- DUST AND CLEAN ALL SURFACES
- Furniture
- Lamps
- Bedside Tables
- Blinds
- Fans



- Wipe Windows/Sils
- Polish Mirrors
- Dust/Replace Light Bulbs
- Magic Erase Walls
- Vacuum All Floors
- Wipe Baseboards
- Water Plants

Living Room

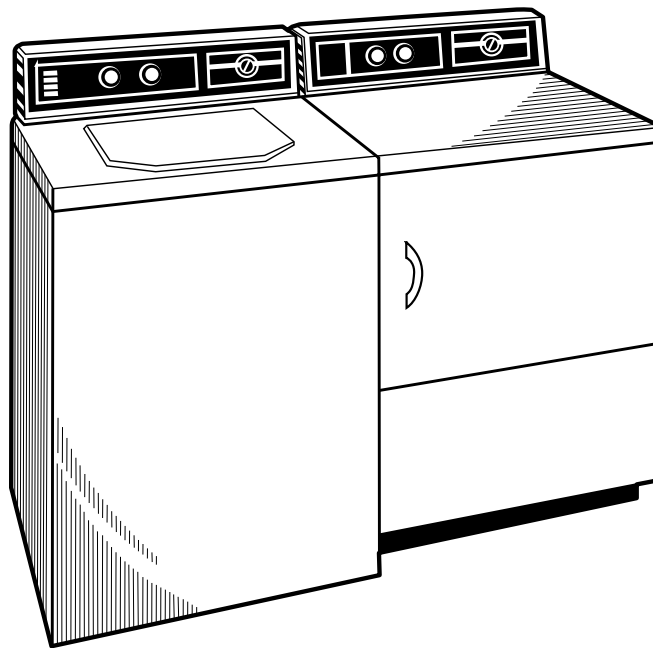
- CHECK FOR/ REPORT DAMAGE
- Dust all Shelves, Décor, Light Fixtures

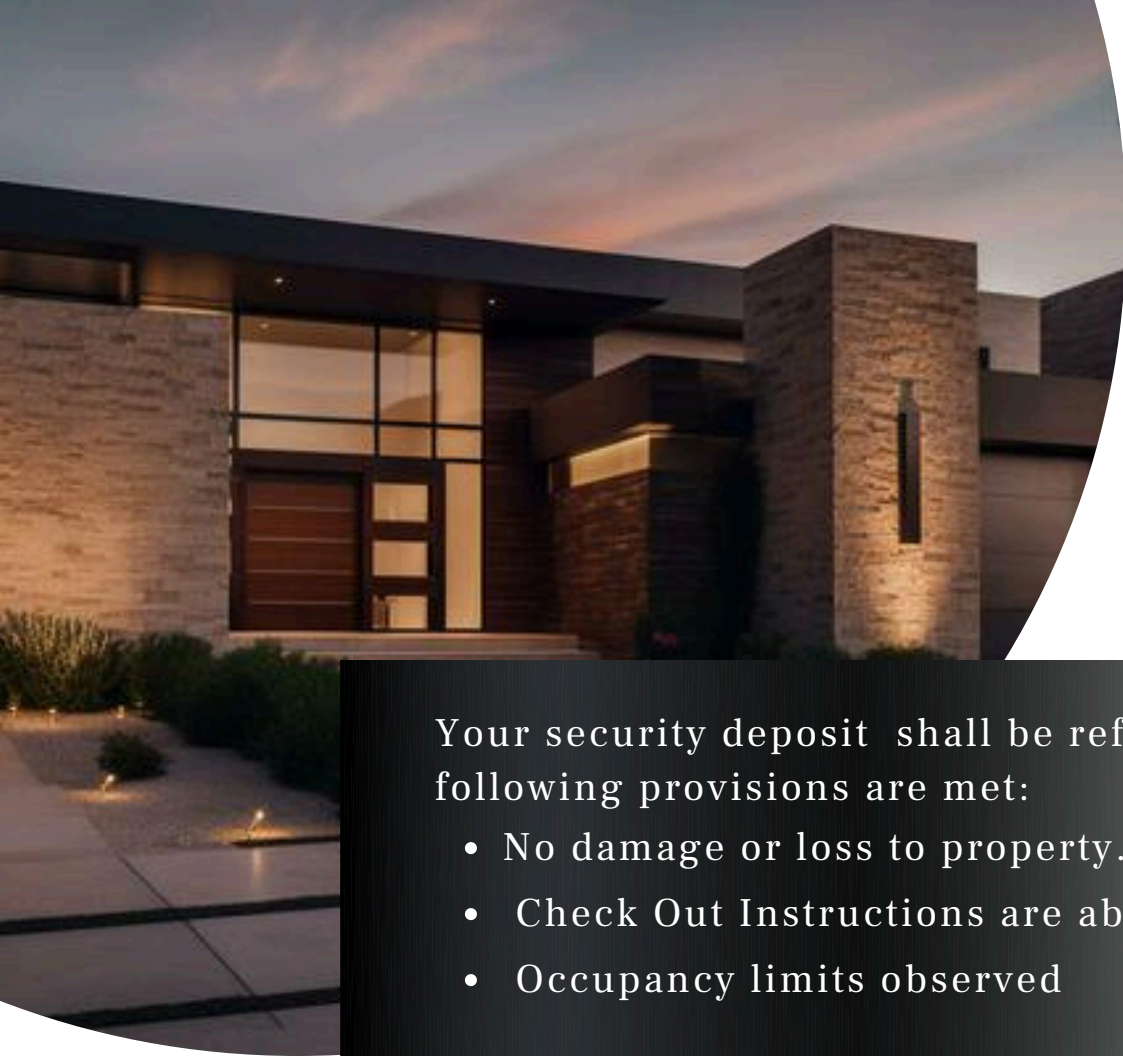


- Wipe Coffee/End Tables
- Polish Glass/Windows/Sils/Mirrors
- Replace Burnt Out Light Bulbs
- Check Under Couch
- Vacuum Couch
- Magic Erase Walls
- Vacuum/Mop All Floors
- Wipe Baseboards
- Water Plants

Laundry Area

The washing machines are located on the terrace behind the property. Going through the white gate on the right to the end, and then left.





Your security deposit shall be refunded provided the following provisions are met:

- No damage or loss to property.
- Check Out Instructions are abided by.
- Occupancy limits observed

Check-in/Check-out

4PM/11AM

Late check out requests are kindly declined as we have guests checking in immediately after it's cleaned.

Double check for all your belongings

Lock & close the main entrance door
and outside gates

CHECK OUT CHECKLIST

Before you go, please...

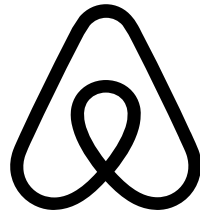
- Strip the beds
- Wash the dishes
- Empty the fridge
- Dispose of garbage
- Lock all windows and doors
- Turn out the lights
- Left the TV / AC remote control
- Message us when you leave



Thank you so much for staying with us!
Come back soon.

LIKE US

On



If You Enjoyed Your Stay,
Please Consider Leaving
a 5 Stars Review On
Airbnb!

Thank you!

Thank you for
staying with us!

WE HOPE TO SEE
YOU AGAIN SOON!

 VENTURE SUCCESS
— ACADEMY —