



MEEN

PROPERTY MANAGEMENT

Pricing Guide

SHORT-TERM RENTAL MANAGEMENT

Simple percentages. No hidden fees.
Your property, fully managed.

226 880 2693 info@meenpropertymanagement.ca

MEENPROPERTYMANAGEMENT.CA

One number. Nothing hidden.

We charge a straightforward percentage of your rental revenue. No setup fees, no inspection fees, no surprise charges at the end of the month. If your property does not earn, we do not earn.

01

Payout, not gross

Most managers take their cut from the total booking amount, including cleaning fees that go straight to cleaners. We calculate our fee on what actually lands in your account.

02

No lock-in contracts

We work month to month. If we are not delivering, you can walk away. We would rather earn your business every month than trap you in a contract. No cancellation penalties, no term pressure.

03

Everything in writing

Your rate is set in a simple service agreement before we touch your listing. Plain language, signed digitally, and it never changes without your sign-off.

The rate we quote is the rate you pay,
and it only applies when you get paid.

Choose your level of hands-off.

CO-HOST

You run the property.
We run the online side.

12%

OF HOST PAYOUT

- ✓ Listing creation and optimization on Airbnb and Booking.com
- ✓ Professional listing copy and photo guidance
- ✓ Dynamic pricing to maximize occupancy and revenue
- ✓ Guest screening and booking management
- ✓ 24/7 guest communication
- ✓ Calendar and multi-platform sync
- ✓ Monthly performance reports

YOU HANDLE

Cleaning, restocking, on-site maintenance.

FULL SERVICE MOST POPULAR

End-to-end management.
You collect the payout.

18%

OF HOST PAYOUT

Everything in Co-Host, plus:

- ✓ Professional cleaning and laundry coordination
- ✓ Restocking of essentials
- ✓ Maintenance coordination and oversight
- ✓ Guest check-in and lockout support
- ✓ Welcome touches for five-star reviews
- ✓ Regular property inspections
- ✓ Priority response for urgent issues

YOU HANDLE

Nothing. That is the point.

Both plans are billed monthly on completed stays. Full terms are outlined in your service agreement.

No hidden fees. Ever.

How a typical bill from Meen compares with what many property managers in Ontario charge.

WHAT YOU PAY FOR	MEEN	TYPICAL MANAGERS
Management fee	12% or 18%	15% to 35%
Setup fee	Free	Up to \$300
Onboarding consultation	Free	Up to \$200
Property inspections	Free	\$70 to \$350
24/7 guest support	Included	Up to 20% extra
Cancellation penalty	None	Varies

Fee ranges based on published rates from property managers in Ontario.

WHY PAYOUT BILLING MATTERS

On a \$1,000 booking with a \$150 cleaning fee, a manager billing on gross charges you for money that never reaches your account. We calculate on the \$850 you actually keep. Over a full year of bookings, that difference alone can cover weeks of management.

Care that reaches the curb.

IN-HOUSE ADVANTAGE

Grounds maintenance and snow removal

Most managers subcontract snow clearing and lawn care to whoever answers the phone. We operate our own grounds and snow division serving Kitchener-Waterloo, so your walkways are cleared before guests arrive, by our team, on our schedule.



Available as an add-on to either plan, or bundled into Full Service for detached homes.

Furnishing and setup

Launching a new short-term rental? We provide a complete furnishing checklist and coordinate setup so your property is guest-ready from day one.

Interior refresh guidance

Small changes drive better photos and better reviews. We advise on staging, essentials, and the touches that earn five stars in this market.

Add-on pricing is quoted per property based on size and location.

Three steps to hands-off hosting.

01

Free consultation

We review your property, your goals, and your market. You get a revenue estimate and our honest take on which plan fits.

02

Simple agreement

Your rate, your services, and your terms in plain language. Signed digitally in minutes.

03

We take over

Listing live, pricing optimized, guests handled. You watch the payouts arrive.



Ready to talk?

Book your free consultation today.

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