



# Welcome to The Best of Exmoor!

Your Guide to Holiday Letting Success with Us

We're so excited that you're considering partnering with us to make the most of your holiday property! At **The Best of Exmoor**, we offer a personal, flexible, and local approach to holiday letting that's designed to ensure your property stands out and your business thrives.

This guide is your first step in understanding what we offer and how we can work together to achieve your letting goals.



# Why Choose Us?

At The Best of Exmoor, we believe in providing **flexible, tailored solutions** for every property owner. Here's why so many owners trust us to manage their holiday lets:



## Personalised Service

We're a family-run, local business. You'll have direct access to a dedicated team who gets to know you and your property personally. We're here to support you every step of the way.



## Flexibility

We understand that every property is different. That's why we offer you full control over **pricing, booking terms**, and even **who stays in your property**. You can use your property as much as you like, with no restrictions.



## Local Expertise

Based in Porlock Weir, we know Exmoor like the back of our hand. Our deep understanding of the local market means we can guide you in making your property attractive to the right guests and ensure you're getting the best value for it.




## No Setup Fees, No Minimum Contracts

We're confident in our service, so we don't require minimum join-up periods or setup fees. You're free to join us and see how we can help, with no long-term commitments.




# How We Market Your Property

We pride ourselves on **getting your property noticed** by the right guests. Here's how we do it:




### Website and Listing Exposure

Your property will be featured on our website, where guests can easily find and book it.




### Promotions Across Leading Platforms

If you wish - we help promote your property on major booking platforms such as **Booking.com**, **Airbnb**, and **VRBO**, ensuring maximum visibility.



### Email Marketing

We'll reach out to our community of over **20,000 past guests** through our email marketing campaigns to keep your property top of mind.



### Social Media Marketing

We share your property with our dedicated social media following, helping you reach new guests who are eager to visit Exmoor.

Our marketing is not one-size-fits-all. We tailor everything to suit your property's unique features and the audience it attracts.

## Optional Platforms









# Full Control Over Your Property

With us, **your property, your rules:**

**Set Your Own Prices**

We offer bespoke pricing tailored to your property's needs. Whether you want to adjust prices based on demand or offer discounts, you're always in control.

**Use Your Property When You Want**

No restrictions on owner bookings. You decide when you want to use your property.

**Flexible Stay Duration**

You choose how long guests can stay and when they can arrive, giving you complete flexibility.





# What We Do for You

We handle this to make your life easier:



## Booking Management

We manage the bookings for your property and send all booking details directly to you and your housekeepers. You'll always be in the loop with Booking Brain.



## Guest Communication

From inquiries to feedback, we can handle all guest communication. We make sure every booking is confirmed promptly and all questions are answered, ensuring a smooth guest experience. You're welcome to communicate directly with your guests if you like to – but there's no pressure if you would rather leave that to us.



## Tailored Pricing & Advice:

We work closely with you to ensure your property's pricing and marketing strategy match your goals.



## Personal Support

Our dedicated support team is available to assist you with any questions or concerns. Whether it's advice on pricing or any other aspect of your holiday let, we're here for you.







# Booking Brain – Your Property Management Powerhouse

Booking Brain is the central nervous system for your holiday rental business - connecting seamlessly with major booking platforms including Airbnb, [Booking.com](https://www.booking.com), and VRBO. Our system simplifies your life by acting as the single source of truth, ensuring all your pricing, availability, and bookings stay perfectly in sync.



## **Update once, sync everywhere:**

Change your pricing in Booking Brain, and we'll automatically update it across Airbnb, [Booking.com](https://www.booking.com), and VRBO.



## **Avoid double bookings:**

When a reservation is made on one platform, our smart calendar synchronisation instantly updates the others to keep everything accurate.



## **Streamline your communication:**

Our unified inbox pulls in guest messages from all platforms, so you can reply from one place - no more switching tabs or missing important questions.



## **Get paid, stress-free:**

Booking Brain handles all the accounting and payments, so owners don't have to worry about who owes what. We ensure that the right amount from each booking is automatically calculated and sent directly to your bank account - no chasing, no hassle.



## **Manage guest feedback with ease:**

After each stay, guests automatically receive a review form where they can leave both public and private feedback. It's a great way to build your reputation, gain insights, and continue improving - all without lifting a finger.



## **Separate logins for owners and housekeepers:**

Everyone has access to just what they need. Owners and housekeepers each have their own secure logins to view and manage reservations. Our system also sends out automated reminders to guests, owners, and housekeepers, so that nothing gets missed - from check-ins to changeovers.

# What's Next?

It's easy to get started with The Best of Exmoor:

## Get in Touch

Reach out to us to schedule an initial consultation. We'll discuss your property, your goals, and how we can help.



## Visit Your Property

We'll arrange a visit to take a look at your property and provide you with tailored advice on how to get started and take photos.



## Start Receiving Bookings

Once everything is in place, we'll market your property and begin bringing in bookings. It's that simple!



# Book a Call with Natalie

We'd love to chat with you and explore how we can help you make the most of your holiday property. Click below to [book a call with Natalie](#) and get started today!

# Contact Us



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Let's make your holiday property work harder for you! We can't wait to help you start your letting journey with us.