

UNDERSTANDING THE

Great Dwellings Standard



NEXT SLIDE

GD STANDARD

Outline



GREAT
DWELLINGS
SHORT-TERM RENTALS

| | |
|-----------------------------------|-----------|
| GD Amazon Shopping List Link | <u>3</u> |
| What is Great Dwellings Standard? | <u>4</u> |
| Your Interior Design Project | <u>11</u> |
| Well-Equipped Home | <u>12</u> |
| Well-Maintained Home | <u>22</u> |
| Essential Checklist | <u>28</u> |
| Photoshoot | <u>33</u> |





Short on Time?

Download the following here:

[Download the Checklist](#)

[Visit us on Amazon](#)



NEXT SLIDE

What is the **Great Dwellings** Standard?

Here's what we're looking for in a Great Dwellings home



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GD STANDARD The Standard



Great Dwellings homes must be **welcoming and one-of-a-kind**,
with well-crafted furniture and memorable details.

- A style, theme, or color palette unifying each space.
- The space is full of character.
- The setup of your space helps the guests feel welcome & at ease.
- Rooms in your home feel cozy and inviting.
- Furniture and decor are well-crafted.



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GD STANDARD

The Standard



Each room has a variety of details that work together to create a cohesive style.

- **Decorate rooms with complementary pieces.** Furniture or decor from different brands or time periods can add personality to a space.
- **Tie each room together** with a color palette or aesthetic. For example, you can coordinate bedding with throw pillows of a similar hue.
- **Anchor a room with statement pieces,** that add more details. Center a room around an eye-catching piece of art before supplementing it with other items.



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GD STANDARD

The Standard



The details in your home tell a story and inspire the people who stay in it:

- **Make your house feel like a home.** Sterile spaces can seem uninviting. Fill your space with art and memories so it feels welcoming and well-loved.
- **Incorporate** collections or mementos. Invite guests to explore your home or connect with the area by displaying pieces that spark curiosity, like a record collection or painting from a local artist.
- **Create eye-pleasing contrasts.** Not every details needs to match. Try combining solids with patterns, or mixing vintage and modern pieces to add a sense of history and depth.



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GD STANDARD

The Standard



Rooms don't feel empty or cramped, and everything visible is a design details or useful to guests.

- **Create a clutter-free environment.** Organize cables or tuck them behind furniture. Use ottomans or baskets to store blankets, remotes, or other small items
- **Give guests ample storage space and room for movement.** Provide somewhere for guests to put their belongings. Avoid blocking entryways, and leave space alongside beds
- **Create a sense of openness in tighter and darker spaces.** For example, mirrors and bright colors can create the illusion of more space in smaller rooms



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GD STANDARD

The Standard



GREAT
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SHORT-TERM RENTALS

The function and layout of each room is carefully considered.

- **Arrange areas for activity.** For example, if you live near water, placing a basket of beach towels near the door can help guests easily find what they need.
- **Make rooms feel welcoming.** Offer enough seating at the table or in the family room so there's space to gather. Rugs, pillows, and throw blankets also add warmth.
- **Create ambiance with lighting.** Avoid harsh overhead lighting. Instead, multiple light sources - such as lamps or sconces - give guests the option to adjust the mood.



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GD STANDARD The Standard



Your home features pieces that elevate its look and feel

- **Furnish with durable, high-quality pieces.** For example, a heavy wooden chairs adds character and will last for years. Flea markets or antique stores are great places to start.
- **When possible, choose sturdy, natural materials.** Materials like stones, wood, and wool look and feel more refined and hold up better against stains or damage.
- **Feature a current or timeless style.** Whether your home is modern or classic, bohemian or rustic, choose well-designed pieces that can stand the test of time.



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ASK A PRO

Get Help on Your Interior Design Project



Like many of our hosts, you can choose to delegate the task of making your rental property perfect for your guests. Here are some that you can choose from.



or visit furnish.com

Get Started



or visit belongheredc.com

Get Started



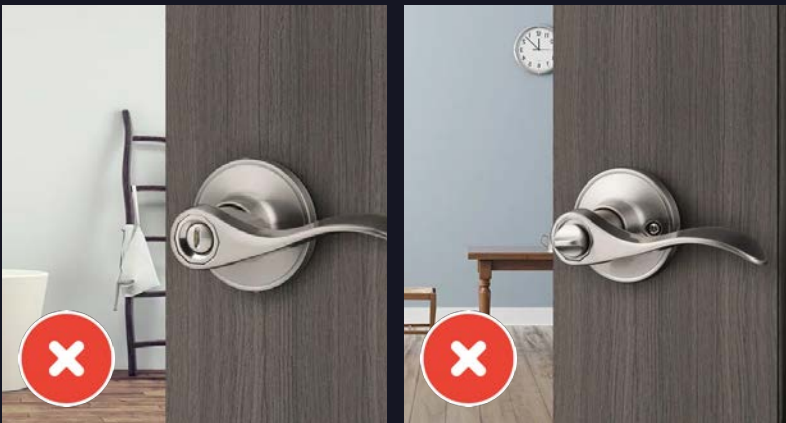
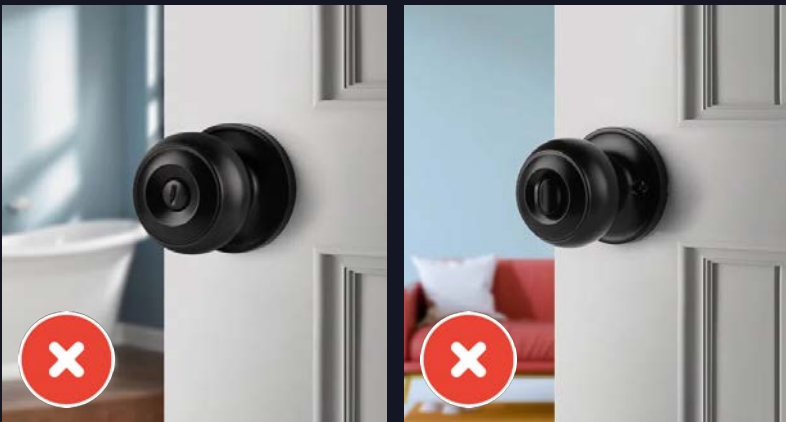
or visit GreatDwellings.com/havenly

Get Started



or visit fulhaus.com

Get Started



GD STANDARD

Passage Door Handles

When using a Wifi lock or deadbolt, a non-lockable handle, a " *Passage Lock*", is required. This avoids lockouts and has other benefits.

We prioritize the security of our properties and the convenience of guests. As such, we require that all entrance doors have pass-through door handles rather than Entry locks. Here's why:

1. Prevents Lockouts

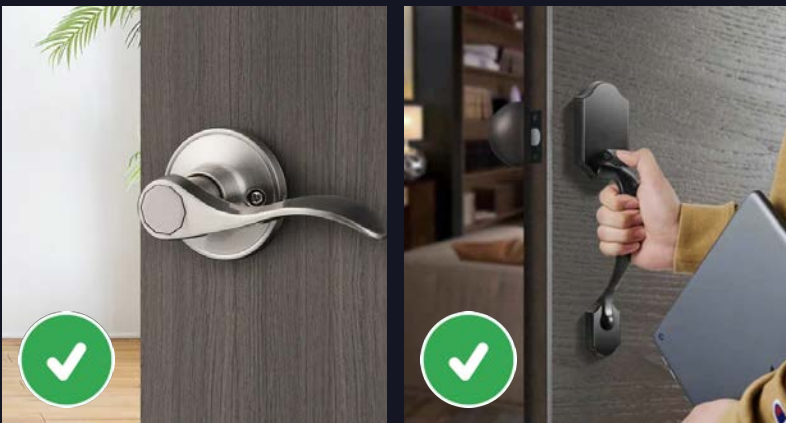
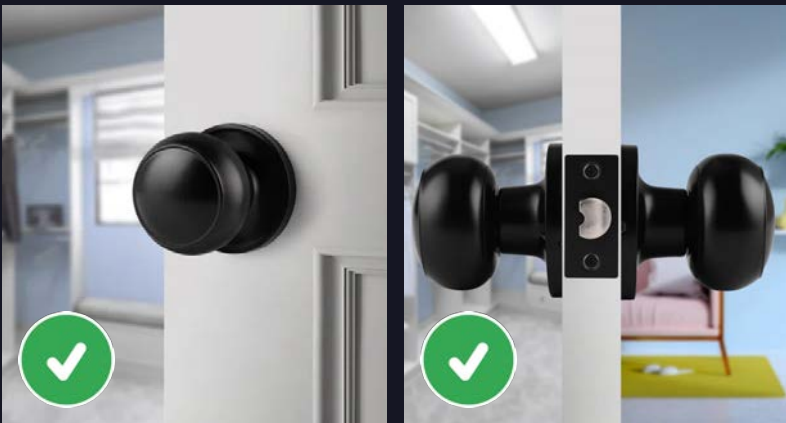
Guests may unintentionally lock an entry lock when they leave the property, then find themselves unable to re-enter upon return because they only have the code or key for the deadbolt. Passage handles eliminate this problem.



GREAT
DWELLINGS
SHORT-TERM RENTALS



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GD STANDARD

Passage Door Handles

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We prioritize the security of our properties and the convenience of guests. As such, we require that all entrance doors have pass-through door handles rather than Entry locks. Here's why:

2. Ease of Access

Pass-through door handles allow guests to enter and exit the property easily when carrying luggage.

3. Increased Security

Pass-through handles enable the use of electronic locks, providing a higher level of security and control over who has access to the property.



NEXT SLIDE

What we're looking for?

A well-equipped home.



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GD STANDARD

Well-equipped



GREAT
DWELLINGS
SHORT-TERM RENTALS

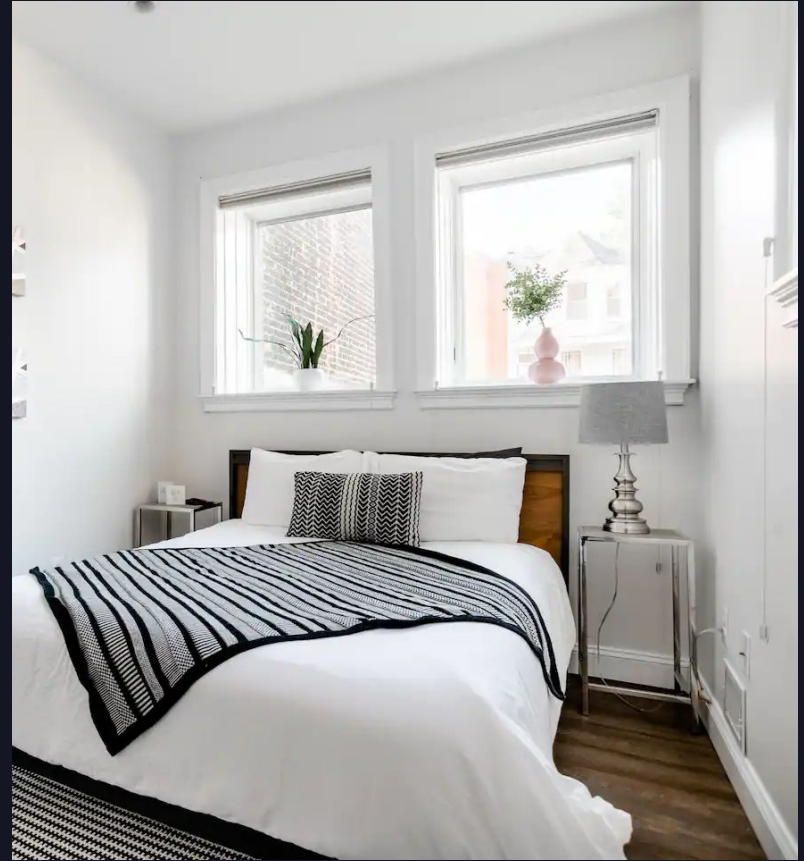
Check that your home offers the essential amenities below so guests can make the most of their stay.

Bedrooms

Available on
amazon

Great Dwellings listings must offer at least one private bedroom (or studio) for guests. Each bedroom must have:

- Comfortable bed(s) that accommodates the size of the room
 - Each bed requires two (2) to four (4) pillows (twin/sofa = 2, full/queen/king = 4), a duvet insert, two (2) duvet covers, three (3) sheets & pillowcases, and a mattress and pillow protectors (All in color **WHITE**)
- Empty closet or dresser for storing clothes
- Thoughtful touches such as decorative pillows and artwork
- A bedside table, and outlets and/or charging dock near the bed
- Throw blanket (1 per bed)
- Clothes hangers (10 pcs. per bedroom)
- Luggage rack
- Pack-n- Play crib (if interested in accommodating families)



GD STANDARD

Well-equipped



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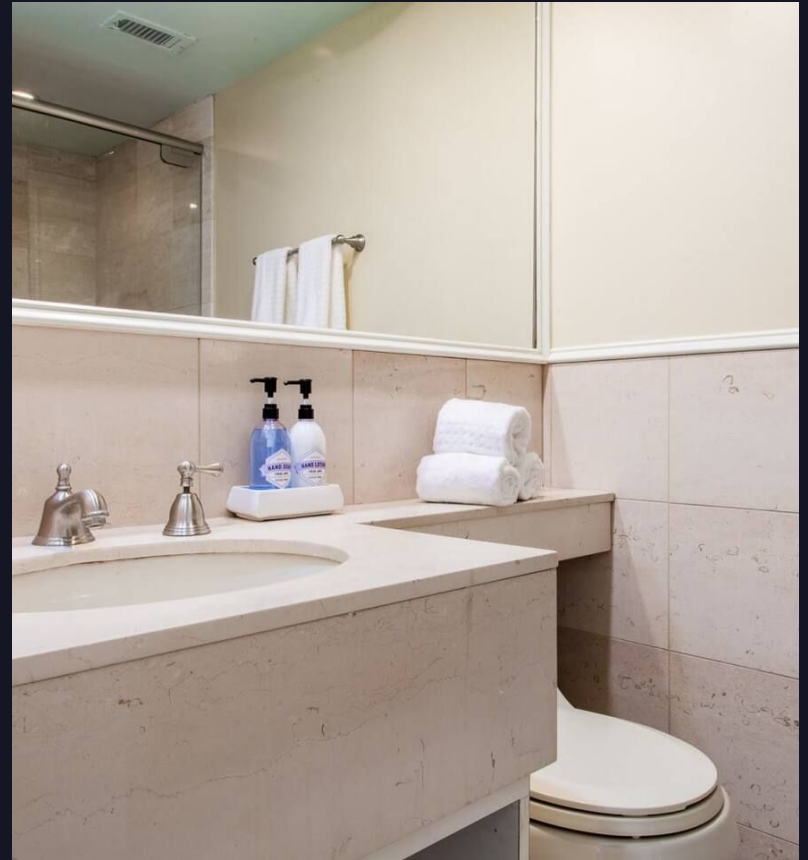
Check that your home offers the essential amenities below so guests can make the most of their stay.

Bathrooms

Available on
amazon

Great Dwellings listings must offer at least one full bathroom that's private for guests. All bathrooms must have:

- Sink
- Plunger
- Hairdryer
- Toilet brush
- Small waste basket
- Bathtub or shower
- Seated, flushable toilet
- Hot and cold water with strong water pressure
- Hand soap dispenser
- Shower curtain + liner
- Large mirror (cannot be handheld)
- Bath towel / Hand towel / Washcloths (3x per bedroom) (White)
- Toilet Paper holder
- Bath and hand towel hooks / racks
- Bathmats (2x per bathroom) (White)



GD STANDARD

Well-equipped



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Check that your home offers the essential amenities below so guests can make the most of their stay.

Kitchen

Available on
amazon

Great Dwellings listings must have a kitchen (if an entire home) or kitchenette (if an apartment, studio, or guest house) stocked with:

- Cooking oil
- 2 mixing bowls
- 2 cutting boards
- 2 pans of any size
- 2 pots of any size
- Assorted baking trays
- 2 large serving bowls & plates
- Basic seasonings (Salt & Pepper, etc.)
- Oven mitts
- Cooking Utensils (Spatula, Big Spoons, Ladle, Tongs, etc)
- Full set of kitchen knives with knife block
- Assorted measuring cups / spoons
- Bottle, wine, and can opener



GD STANDARD

Well-equipped



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Check that your home offers the essential amenities below so guests can make the most of their stay.

Kitchen

Available on
amazon

Basic items

- Dish towels (x3)
- Paper towel holder
- Ice trays (if no ice maker)
- Mugs(# = occupancy + 2)
- Plates(# = occupancy + 2)
- Bowls(# = occupancy + 2)
- Glasses(# = occupancy + 2)
- Wine glasses(# = occupancy + 2)
- Utensil sets (fork, knife, and spoon) (# of sets = occupancy + 2)



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Well-equipped



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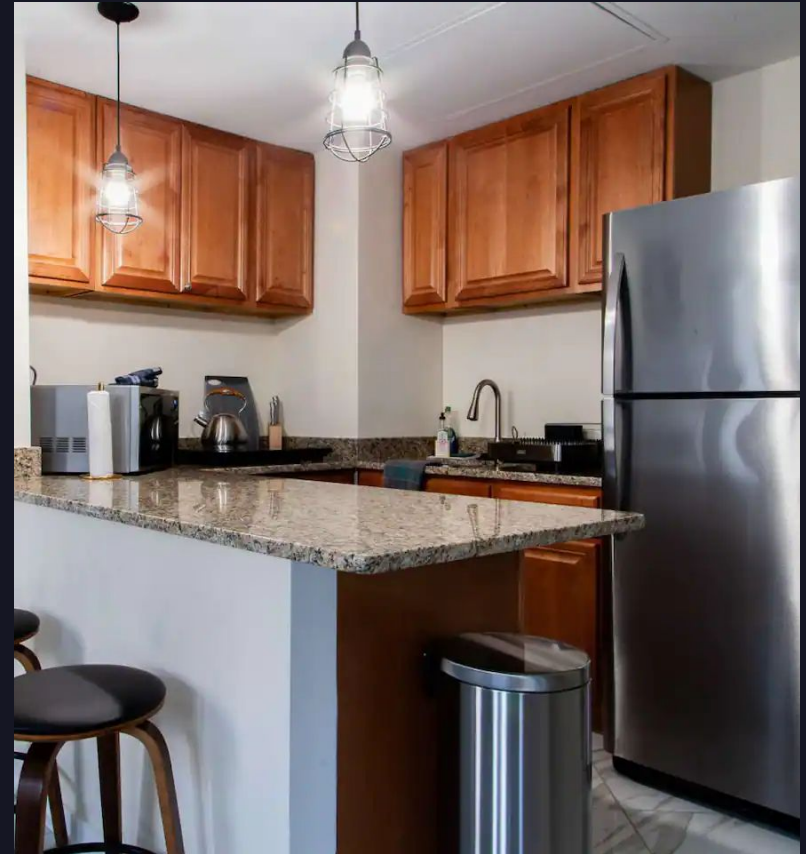
Check that your home offers the essential amenities below so guests can make the most of their stay.

Kitchen

Available on
amazon

Basic items

- Toaster
- Dedicated Sink
- Coffee maker
- Microwave
- Tea kettle (Stove top or electric)
- Full size refrigerator (for full kitchen)
- Hot and cold water with strong water pressure
- Stove top with at least two burners (for full kitchen)
- Hot plate (for kitchenette)
- Dish rack (if no dishwasher)
- Mini refrigerator (for kitchenette)



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Well-equipped



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Check that your home offers the essential amenities below so guests can make the most of their stay.

Kitchen

Available on
amazon

Supply Essentials

- Trash Bin
- Dish soap dispenser
- Hand soap dispenser
- Coffee grounds canister (grounds replenished by GD)
- Organizer/holder for sugar pockets, tea, and creamers



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Well-equipped



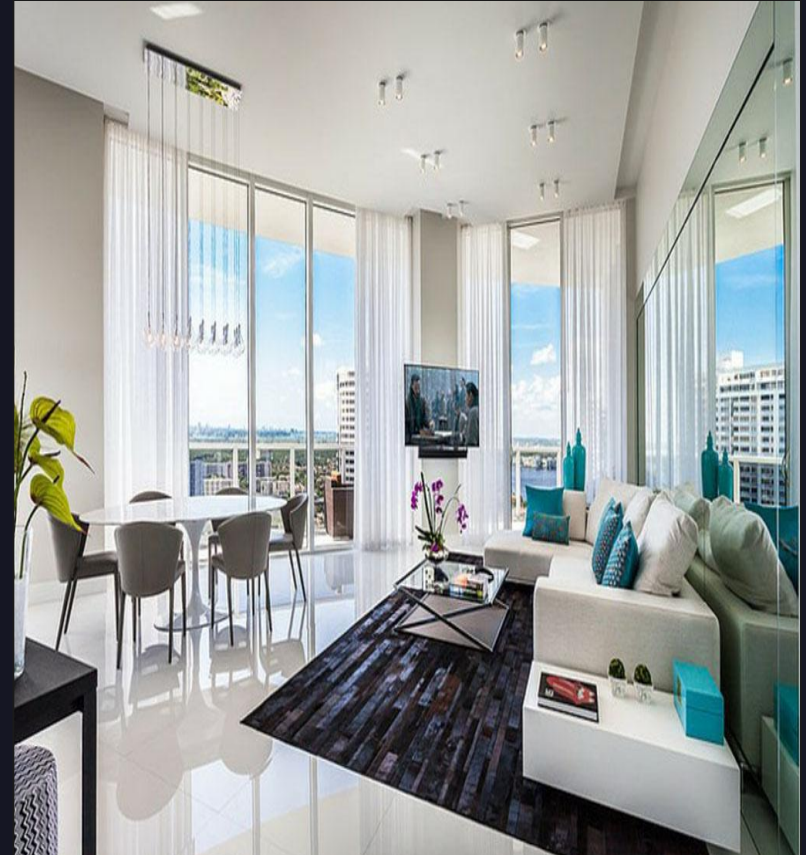
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SHORT-TERM RENTALS

Check that your home offers the essential amenities below so guests can make the most of their stay.

Living spaces

Available on
amazon

- Throw blanket for sofa
- Throw pillows
- Inviting decor
- Coasters
- Blinds/curtains/shades for each window (*not sheer*)
- TV or projector with functional cable or streaming



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Well-equipped



GREAT
DWELLINGS
SHORT-TERM RENTALS

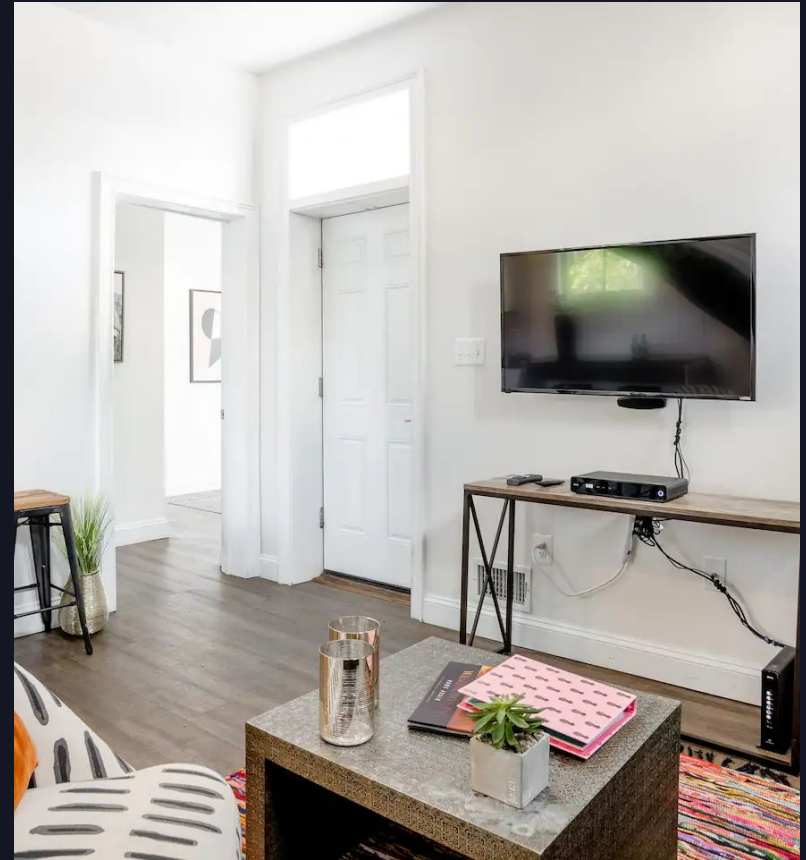
Check that your home offers the essential amenities below so guests can make the most of their stay.

Equipment

Available on
amazon

Equipment Basics

- Iron and ironing board or steamer
- Wifi with download speeds of at least 35 Mbps
- Air conditioning or fan that sufficiently cools the space
- Heater or space heater that sufficiently heats the space
- Lockbox (in case of smart lock failure)
- Wifi-enabled smart lock
- 3 copies of each key to every door
- Fire Extinguisher
- First aid kit
- Smoke and carbon monoxide detectors
- Broom and Dustpan
- Vacuum



GD STANDARD

Well-equipped

The “Magic Box”

Miscellaneous Supplies

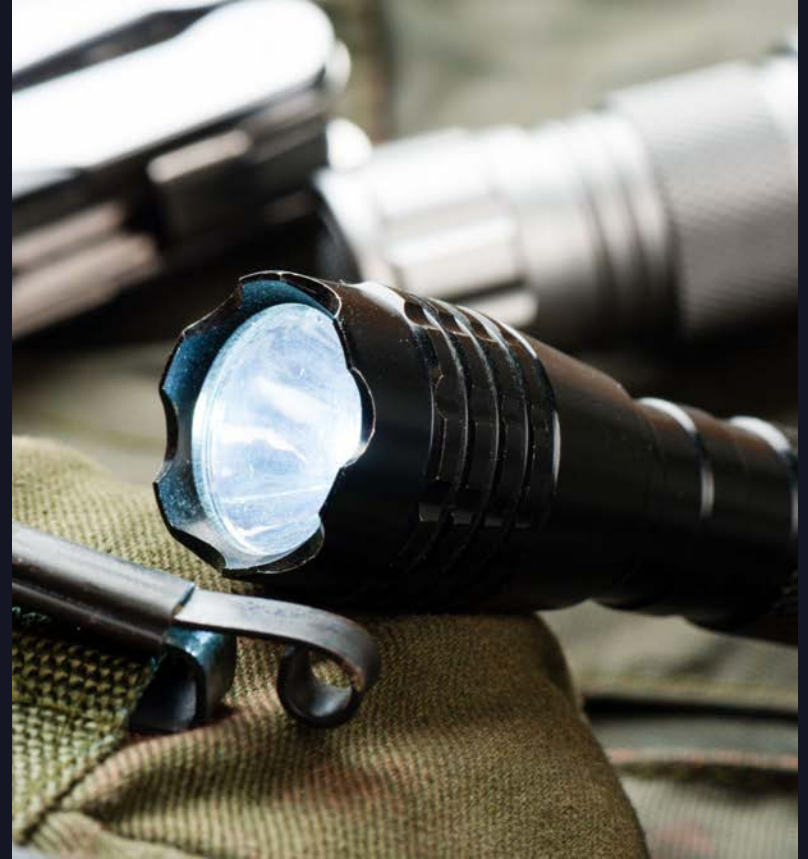
Available on
amazon

Equip a closet or cabinet with a plastic “magic box” which contains the following:

- Screwdriver
- Utility towels
- Flashlight/lantern
- Mosquito spray/ant traps/raid
- Snake tool (for unclogging drains)
- Extra light bulbs specific to your home
- Extra batteries for remotes and smoke detectors



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SHORT-TERM RENTALS



What we're looking for?

A well-maintained home.



NEXT SLIDE

GD STANDARD

Well-maintained



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SHORT-TERM RENTALS

Preventive Maintenance

HVAC Inspection (Heating, Ventilation, Air Conditioning)

HVAC inspections have significant economic benefits, including lower utility bills, avoidance of costly emergency repairs, and extending the life of the unit.

In the event that your HVAC unit requires repair of any kind or replacement, you will receive a 25% discount on labor cost, 15% discount on parts, and a 10% discount on new unit replacement from our service provider.

Price = **\$279 annually**

HVAC Work to be Performed:

- Check condenser fan motor
- Check blower fan motor
- Check outside compressor
- Check lubricant on all moving parts
- Clean condenser coil
- Check all external and internal wires
- Inspect the condensate drain
- Check central air conditioners refrigerant
- Filter installation (host must provide filters to be installed)
- Inspection Report



NEXT SLIDE

GD STANDARD

Well-maintained



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SHORT-TERM RENTALS

Be sure your home is clean, functional, and kept in consistently great condition.

Functional

All lighting, appliances, and other electronics are intuitive to use and work as intended. Wires and cables are hidden from sight.



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Well-maintained



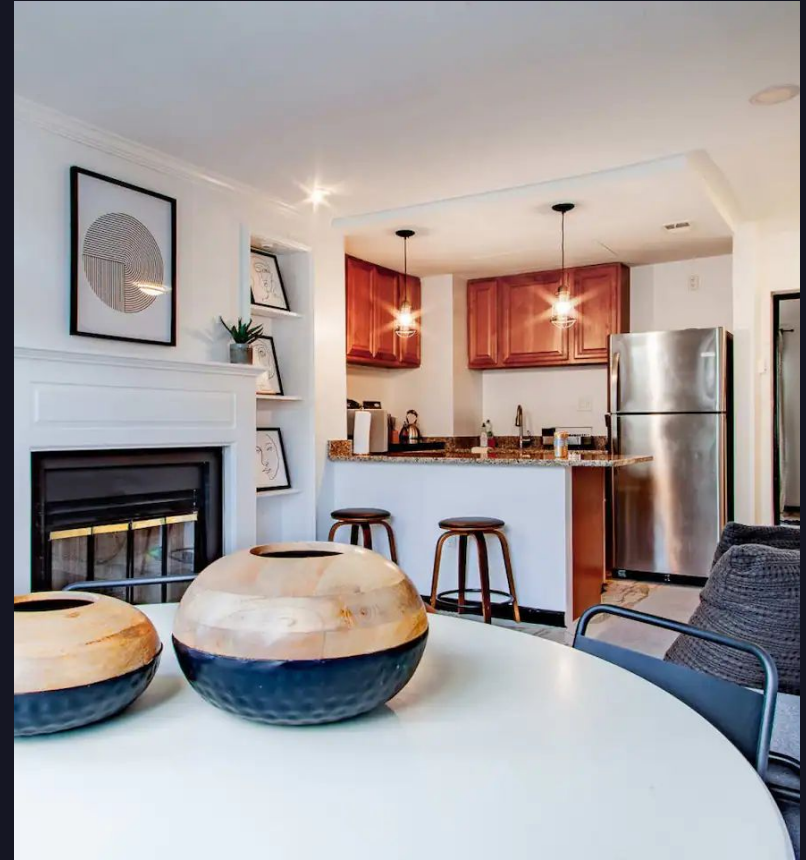
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Be sure your home is clean, functional, and kept in consistently great condition.

Quality and Condition

Every item or element, such as furniture, finishes, fixtures, is well-made, properly installed, and free of scuffs, tears, rust, or damage.

Consider the condition of outdoor spaces as well, these areas should have minimal weeds, dead plants, or clutter



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Well-maintained



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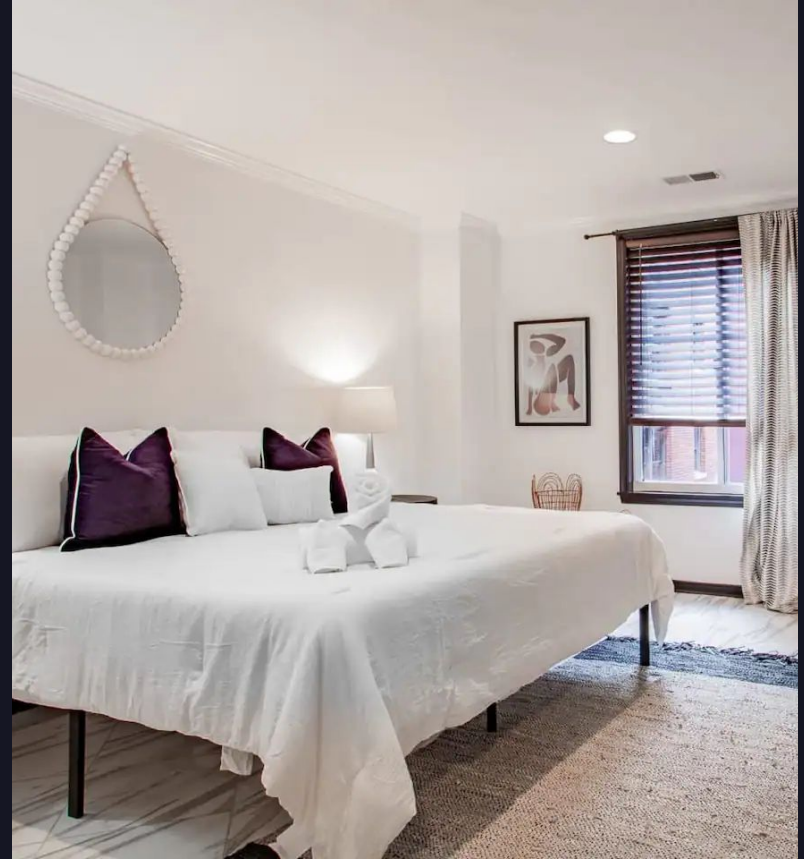
Be sure your home is clean, functional, and kept in consistently great condition.

✦ Extra Clean

Every aspect of the space - from furniture, decor, appliances, and other items, to architectural elements like walls, floors, windows, finishes, fixtures, and trim - is **impeccably clean** and free of dirt, dust, hair, or stain

Estimated price of deep clean:

| | | |
|-------------|---|-------|
| Studio | - | \$150 |
| 1 BR | - | \$170 |
| 2 BR | - | \$220 |
| 3 BR | - | \$260 |
| 4 BR and up | - | \$300 |



Well-maintained

Preventive Deep Cleaning

Bi-annual deep cleaning

A deep cleaning targets all areas and items that are not covered during a traditional turnover cleaning. The visible benefit is a much cleaner, brighter home. Deep cleanings also assist with weather and seasonal preparation.

Price: \$89 + regular cleaning fee, spring and fall

(Please note that deep cleanings will be performed during turnover cleaning, so the regular cleaning fee is typically covered by guests)

Deep Cleaning Tasks to be Performed:

- Clean windows, sills, and glass doors
- Clean all air and heating vents
- Dust all baseboards, ceiling fans, and surfaces
- Thoroughly clean all floors
- Spot clean walls as necessary
- Clean and disinfect all indoor waste containers
- Clean beneath area rugs and furniture
- Condition leather and wood (where applicable)
- Thoroughly clean all appliances
- Clean all fixtures
- Replace shower curtains
- Remove all cobwebs from all corners and living spaces



NEXT SLIDE

Essential Checklist

All the check marked  items will be provided by *Great Dwellings*.



NEXT SLIDE

Essential Checklist

Kitchen

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Tea | <input checked="" type="checkbox"/> Cooking Oil | <input checked="" type="checkbox"/> Paper Towels (2x rolls) | <input checked="" type="checkbox"/> Salt and ground pepper refill |
| <input type="checkbox"/> Kettle | <input checked="" type="checkbox"/> Trash bags | <input checked="" type="checkbox"/> Dishwasher pods | <input type="checkbox"/> Dishes & Bakeware (cookie sheet, casserole pan) |
| <input checked="" type="checkbox"/> Sponge(s) | <input type="checkbox"/> Trash can(s) | <input type="checkbox"/> Broom and dustpan available | <input type="checkbox"/> Dishrack if no dishwasher available |
| <input type="checkbox"/> Coffee Maker | <input type="checkbox"/> Mixing bowl(s) | <input type="checkbox"/> Dish Soap Dispenser (GD Provides dish soap) | <input type="checkbox"/> Enough dishes, glasses, & silverware for accommodation |
| <input type="checkbox"/> Cutting knives | <input type="checkbox"/> Oven mitts | <input type="checkbox"/> Hand Soap Dispenser (GD Provides handsoap) | |
| <input type="checkbox"/> Coffee grounds canister | <input type="checkbox"/> Pots and frying pans | <input type="checkbox"/> Nespresso/Keurig pods if machine available | |
| <input type="checkbox"/> Cutting board | <input type="checkbox"/> Cooking & Eating utensils | | |
| <input checked="" type="checkbox"/> Coffee filters & Coffee grounds | <input type="checkbox"/> Bar towels / dish towels | | |

Note: All the check marked items ☒ will be provided by *Great Dwellings*.

Essential Checklist

Bathrooms

- | | |
|---|---|
| <input checked="" type="checkbox"/> Bodywash | <input type="checkbox"/> Hand soap dispenser(s) (GD provides hand soap) |
| <input checked="" type="checkbox"/> Shampoo | <input type="checkbox"/> Hand towels |
| <input checked="" type="checkbox"/> Conditioner | <input type="checkbox"/> Washcloths |
| <input type="checkbox"/> Toilet brush (1x per bathroom) | <input type="checkbox"/> Shower curtain and/or liner(s) |
| <input type="checkbox"/> Plunger (at least 1 available in the home) | <input type="checkbox"/> Bathmats |
| <input checked="" type="checkbox"/> 3x rolls of toilet paper | <input type="checkbox"/> Hair dryer (1x per bathroom) |
| <input type="checkbox"/> Toilet paper holder | <input type="checkbox"/> Small wastebasket |
| <input type="checkbox"/> Towel rack | |

Note: All the check marked items ☒ will be provided by *Great Dwellings*.

Essential Checklist

Bedroom

- ☐ 3-par linens per bed + throw blanket per bed
- ☐ At least 1 Iron & Ironing board in the house
- ☐ 2x pillows per person that each bed can sleep
- ☐ Pack-n-Play crib, if interested in accommodating families
- ☐ Hangers (10x per bedroom)
- ☐ Decorative pillows
- ☐ Luggage racks (1 per bedroom)

Living Room

- ☒ Tissues
- ☐ Throw blankets
- ☐ Throw pillow
- ☐ Coasters for any tables that should have them
- ☐ Remotes for the television with new batteries
- ☐ Curtains / Blinds
- ☐ Some sort of vacuum cleaner or sweeper if larger home (2BR+)

Laundry (if W/D available)

- ☒ Laundry detergent
- ☐ Laundry basket or hamper

Note: All the check marked items ☒ will be provided by *Great Dwellings*.



Download the Checklist

Keep a PDF copy in your local computer and print it anytime!

[Download the Checklist](#)

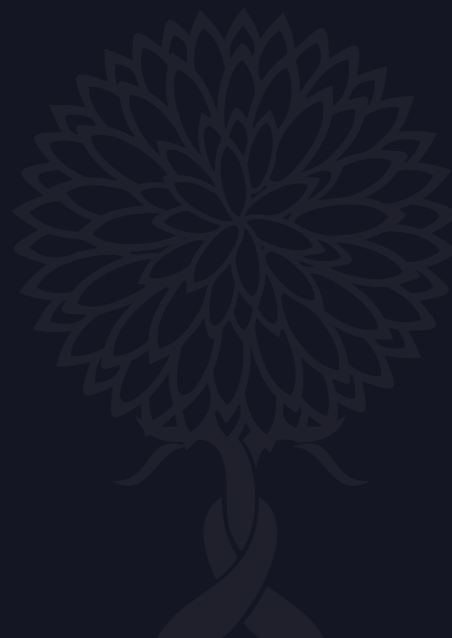
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NEXT SLIDE

Getting ready for your

Photoshoot.



NEXT SLIDE

GD STANDARD Photoshoot

Help your home look its best with these styling tips from home design team

- **Store and remove clutter**

Remove unnecessary cords and cables, personal items like shoes and extra jackets, holiday decorations

- **Remove food/drinks**

Our cleaners will throw away any leftover food during the deep cleaning process.

- **Let in natural light**

Our cleaners will always open window coverings when possible to let in natural light and to reveal the view of the outside window.

- **Set the scene**

Use items and amenities in your home to set a scene: create a cozy reading nook with a well draped blanket book

- **Repaint/repair walls**

Check all walls for marks, dings, or stains, especially in bedrooms, and bathrooms. Try to clean them up, repair or repaint them



NEXT SLIDE



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Thank You.

If you have any additional questions or require further clarification, please, do not hesitate to reach us out on the contact information provided below.

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