Vibes and Venues

CURATED LIFESTYLES & STAYS

A guaranteed tenant for your property

PREPARED FOR PROPERTY OWNERS

What I'm proposing

I lease your home directly from you on a defined term and house screened, employer-verified professionals in it — not weekend traffic. You are the landlord, I am the tenant of record.

The problem this solves for you

A rental that sits is expensive in a way that is easy to underestimate. Every vacant month is rent you never recover, and it arrives alongside the costs that do not pause — mortgage, taxes, insurance, lawn, utilities. If a property has not drawn a qualified applicant in 90 days, another 90 days often produces the same result rather than a better one.

Even a filled property carries a cycle you know well: a twelve-month tenant, an uncertain renewal, a turnover, a clean, a re-list, a showing calendar, and a new set of maintenance calls from someone you have never met. That cycle repeats for as long as you hold the property.

I am offering to take that cycle off your books for the length of the term.

What you get

	Renting the conventional way	Leasing to Vibes and Venues
Lease term	12 months, uncertain renewal	12–36 months, defined up front
Vacancy risk	Yours, and it recurs at every turnover	Eliminated for the length of the term
Rent collection	Depends on one household's circumstances	Business entity, on a set day every month
Turnovers	You or your manager absorbs each one	I absorb them — you never see one
Minor maintenance	You pay	I cover repairs under an agreed threshold
Wear and cleaning	Between every tenant, on your dime	Professionally cleaned between every stay
Point of contact	Rotates with each new tenant	One, for the full term
Insurance	Your landlord policy only	Your policy plus my commercial GL
Management fee	8–12% if professionally managed	None — I am your tenant, not your agent

How the property gets placed

Short (Nightly)
1–6 NIGHTS

Short-stay guests where the property and market support it.

Mid (7–30 days)
1 WEEK – 1 MONTH

Monthly
30+ DAYS

	Traveling professionals and relocations needing furnished housing for weeks at a time.	Longer corporate and healthcare placements, typically the core of the 12–36 month master lease.

Your concerns, addressed directly

Who is actually living in my house?

Screened, verified professionals — typically medical staff placed by a staffing agency or hospital, or executives on temporary assignment. Every subtenant is checked, occupancy is capped in writing, and no events or parties are permitted at any property I hold.

What happens if you cannot fill it?

You still get paid. That is the entire point of the structure. Vacancy risk transfers to me the day the lease starts — if a month goes by with no guest, your rent arrives on schedule anyway. My business absorbs that, not you.

What if a subtenant damages the property?

I am your tenant, so I am responsible to you for the condition of the property regardless of who caused the damage. You are not chasing a stranger. We cover damages caused up to a predetermined amount, which means no bothering you for small fixes.

What about my mortgage and my insurance?

Confirm with both before we go further — I will tell you this in writing as well. Some mortgage terms and some landlord policies restrict or prohibit subleasing. If either of yours does, the deal does not happen. I would rather lose the property now than have that surface in month eight.

What about my HOA?

I check the association's declaration for minimum lease terms, sublease restrictions, and rental caps before any lease discussion. If the HOA prohibits it, I withdraw. I would rather find that in week one than have you receive a violation notice in month six.

Is anything hidden from anyone?

No. The sublease model is disclosed to you in writing before any lease discussion, and I recommend in that same writing that you have your own attorney review the agreement. A concealed sublet is the failure mode that gives this business a bad name. It is not how I operate.

What if it is not working?

We write the exit into the lease before we sign it — cure periods, notice requirements, and the conditions under which either of us can end the term. You should not have to take my word for how this goes; you should be able to read it.

What I'm asking for

- A conversation about your property. If it fits, I would like to make an offer at your asking rent.
- A few minutes to answer whatever this raises. If we decide to move forward, we'll schedule a call with my business partner to cover any questions and talk through everything so we're all on the same page.

What fits my model

- Single family, 3+ bed / 2+ bath

- At or under $3,000 per month
- Furnished preferred
- Homes that have been on the market 90+ days are exactly what I am looking for

If the structure is not right for you, tell me and I will not press it. If it is, I can move quickly.