

Short term rental management comparison

Compare two written quotations for the same property and service scope. Record each exclusion and confirm the total owner cost.

Property: [address]. Quote A: [operator / date]. Quote B: [operator / date]. Comparison period: [month].

Service or fee	Quote A	Quote B
Guest support and hours	[Detail / cost]	[Detail / cost]
Prices and discounts	[Detail / cost]	[Detail / cost]
Guest access	[Detail / cost]	[Detail / cost]
Cleaning and linen	[Detail / cost]	[Detail / cost]
Repairs and approval limit	[Detail / cost]	[Detail / cost]
Refunds and approval limit	[Detail / cost]	[Detail / cost]
Deposit custody and records	[Detail / cost]	[Detail / cost]
Percentage fee and base	[Detail / cost]	[Detail / cost]
Fixed and minimum fees	[Detail / cost]	[Detail / cost]
Setup charge	[Detail / cost]	[Detail / cost]
Excluded costs and tax	[Detail / cost]	[Detail / cost]
Statement and payment dates	[Detail / cost]	[Detail / cost]
Term, renewal, and notice	[Detail / cost]	[Detail / cost]
Exit charges and transfer tasks	[Detail / cost]	[Detail / cost]

Open questions: [question, operator response, and date]. Request evidence for each service or performance claim.

Owner statement and cost check

Use the same assumptions for each quotation. Calculate the amounts manually. Keep refundable deposits and taxes collected for an authority separate.

Comparison input	Your assumption
Accommodation revenue after refunds	RM [amount]
Occupied nights and guest stays	[Nights] / [stays]
Other earned guest charges	RM [amount and description]
Quoted fee base	[Exact definition]
Total management cost A / B	RM [A] / RM [B]
Excluded owner costs A / B	RM [A] / RM [B]
Total comparable cost A / B	RM [A] / RM [B]

Fictional fee example

Quote A charges 18% of accommodation revenue. Quote B charges RM300 plus 12%. Both cover the same services and exclude other owner costs.

Revenue	Quote A	Quote B
RM3,000	RM540	RM660
RM6,000	RM1,080	RM1,020

Statement check

1. Match the period, stays, revenue, and refunds.
2. Recalculate fees from the agreed base.
3. Match expenses to invoices and approvals.
4. Reconcile the owner payment and record unpaid amounts.
5. Confirm the transfer of keys, records, and active stays at contract exit.

Guide: propcashflow.my/blog/short-term-rental-management-malaysia/