



OWN THE ONLY
COTTAGE THAT
COMES WITH A
RESORT IN THE YARD



Outdoor Destinations

THE LEADER IN OUTDOOR HOSPITALITY

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The most affordable vacation home awaits...

Thank you for your interest in learning more about purchasing your very own cottage at RVC Outdoor Destinations.

At RVC, we develop, operate, and own RV resorts in some of nature's most beautiful locations. Each resort is unique with amenities and accommodations designed specifically for that location. Through our cottage purchase program, you can own the most affordable full time or vacation home, and the only one that comes with a resort in the yard. You also have the option to take advantage of our rental management program and leave the operations to the experts...let your vacation home work for you. We pride ourselves as your full-service, hassle-free property management solution.

Enrolling in our Rental Management program is simple and gives you the ability to rent out your tiny home to vacationers while not in personal use and block off dates for your enjoyment too. It's truly the best of both worlds...a vacation home that pays for itself through short term rentals!

Most importantly, our rental management program gives you peace of mind, knowing that our property management team is taking care of your home as if it were our very own. You benefit from the ONLY on-site property management team, you get personalized, local care and peace of mind when you enroll. From management, customer service, housekeeping and maintenance... we handle it all so you can sit back and relax knowing your home is in expert hands. No need to lose sleep trying to self-manage your property from afar. You won't need to answer any late night calls from renters or hunt down an after-hours repair technician! Our expert team has your back. From booking to checkout, we give you and your renters the best experience possible so you can relax and enjoy all that your tiny home offers without the stress of self-management.

No one understands outdoor hospitality and rental management like we do! We know our resorts inside and out, and because our team is onsite, we are never far away when you need us the most. Read on to discover all the benefits you enjoy as a cottage owner!

What will RVC Outdoor Destinations do for you?



PROFESSIONAL LISTING

Our team of industry experts will craft a fully optimized listing for your property - dynamic rates and professional photos included!



MARKETING & DISTRIBUTION

We list every property on top websites like VRBO, Airbnb and Booking.com as well as our other marketing channels



RESERVATIONS

Our customer service agents respond to every inquiry and confirm reservations 7 days a week, ensuring a streamlined booking experience for your guests.



GUEST COMMUNICATIONS

Our guest services team manages all pre- and post-stay communication with travelers, including rental contracts, booking confirmations, check-in instructions and review requests.



PEACE OF MIND

Your property is very important to us. We uphold exceptional quality standards, ensuring that your property is well cleaned and maintained after every guest checkout.



SOUND INVESTMENT

We treat your property as if it was our own investment. Each month you will receive a financial statement showing the performance for that period. You'll also get a distribution of your net proceeds without the headache of dealing with all the guests.

Rental Program Perks



MAINTENANCE AVAILABILITY 24/7/365

Maintenance priority for all Vacations members with round the clock and holiday availability.



DISCOUNTED MAINTENANCE RATES

Knowledgeable and skilled maintenance staff onsite to help keep maintenance costs down - we don't outsource unless we have to.



LINEN PROGRAM

Never worry about replacing tattered sheets or stained towels. Our linen program provides it all along with an exceptional clean in our laundry facility.



ON-SITE PROPERTY MANAGEMENT

Our management and maintenance teams are on property 24/7 and on call after hours so we are never far away when you need us.



ADVERTISING & MARKETING

Targeted large scale advertising to keep your home booked and profits high year round!



AMENITY DISCOUNTS

From kayak, canoe, and boat rentals to zip-lining, our resorts offer it all, and you can save! **varies by resort



HOME INSPECTIONS

Routine Housekeeping & Home inspection to monitor the status of your home and ensure each clean leaves a sparkly shine!



ONLINE OWNER PORTAL

Easily view your rental bookings in real time and block off dates for personal use.

Click below to explore some move-in-ready units available across our properties, or see additional attachment for info on new builds

[Click Here](#)

Rental Program FAQ

+ HOW OFTEN AM I ABLE TO USE MY HOME IF IT IS IN THE RENTAL PROGRAM?

Our rental agreement asks that your home be available to rent 183 days of the year. This time frame has proven to be the most optimal for your profits and joy of use. As always, we want you to enjoy your property just as much as your guests will. There are no blackout dates, however, if the unit is frequently under owner use during peak times, it will definitely decrease the revenue.

+ WHAT SORT OF EXPENSES SHOULD I ANTICIPATE IN THE RENTAL PROGRAM?

As an owner, we require a copy of the current insurance policy and effective dates on file at all times. Maintenance and repair needs will be assessed together with the owners prior to any work being done. Repairs will be done at the discretion of the owner, however, we suggest moving quickly on necessary repairs to keep the unit in rental as much as possible.

+ WHEN DO I RECEIVE PAYOUT FROM THE RENTS THAT ARE COLLECTED?

Every month we will send you a statement that details the total amount of rent collected for the previous month, less our commissions and any other expenses incurred at the property. At that time you will also receive a direct deposit for the net amount owed to you. Your statement and net payout will be deposited by the 15th of each month.

+ WHAT DO I DO WHEN I WANT TO STAY AT THE PROPERTY?

After you sign your rental management agreement and your home goes active in our system, you receive access to your owner's portal giving you visibility into all bookings for your property. You are able to block off any nights you would like through your owner's portal.

+ WHAT BUILDERS ARE YOU WORKING WITH AT YOUR PROPERTIES?

We have partnered with Clayton Park Models to build our units. Clayton has a luxury line of park model RVs and they are constructed by one of the most trusted names in the industry. Clayton also offers unique interior options, brand name appliances and modern touches that deliver a smart, stylish vacation experience that feels anything but small.

+ WHAT ARE MONTHLY SITE FEES?

Below is a breakdown of monthly site fees for rental vs non-rental units at each location. Site fees cover all utilities (water, trash, sewer, wifi, cable, lawn maintenance, exterior pest control) except electricity - broken out separately for you below.

Property	Rental Site Fee	Personal Use Site Fee	Electricity
Catherine's Landing	\$ 750	\$ 1000	\$ 75
Gulf Shores	\$ 750	\$ 1000	\$ 60
Live Oak Landing	\$ 700	\$ 1200	
Pigeon Forge Landing	\$ 750	\$ 1000	\$ 65
Pigeon Forge Landing (Waterfront sites)	\$ 1200	\$ 1400	\$ 65
Sandusky	\$ 750	\$ 1000	\$ 60

Financing Options

PERSONAL LOANS

- **Unsecured Loans:** Many people use personal loans, which are typically unsecured, meaning you don't need to provide collateral as with a mortgage. However, interest rates on unsecured loans are often higher.
- **Loan Terms:** Personal loans often have shorter terms (3 to 7 years), leading to higher monthly payments but a quicker payoff period.

RV LOANS

- **Eligibility:** If your tiny home is certified as a Recreational Vehicle (RV) and is on wheels, you may qualify for an RV loan. These loans are secured by the tiny home itself.
- **Loan Terms:** RV loans typically offer longer terms and lower interest rates than personal loans, making them a popular choice for financing tiny homes on wheels.

MORTGAGE LOANS

- **Challenges with Traditional Mortgages:** Tiny homes generally don't qualify for traditional mortgages, especially if they're mobile or not permanently affixed to land. However, some lenders may offer a mortgage if your tiny home is on a permanent foundation and you own the land.
- **Alternative Mortgage Products:** Some credit unions and specialized lenders offer mortgage-like loans for tiny homes, though these can be harder to find.

HOME EQUITY LOAN (HELOC)

- **For Existing Homeowners:** If you own a home with significant equity, you might consider a home equity loan or line of credit to finance your tiny home. This can be a suitable option for those who want to place a tiny home on their existing property.
- **Secured Loan:** Because these loans are secured by your primary home, they often come with lower interest rates.

PEER-2-PEER (P2P) LENDING

- **Online Lending Platforms:** P2P lending platforms like LendingClub or Prosper connect borrowers with individual investors. These loans can finance a tiny home and may offer competitive rates.
- **Loan Terms:** P2P loans are typically unsecured, so interest rates will vary depending on your credit score and financial profile.

CREDIT UNIONS

- **Community-Based Lenders:** Credit unions often offer more flexible financing options than traditional banks, and some may provide specific loans for tiny homes.
- **Lower Interest Rates:** As member-owned organizations, credit unions may offer lower rates and more personalized service compared to larger banks.

SAVINGS OR CASH PURCHASE

- **No Debt:** Paying cash for your tiny home eliminates loan interest and keeps you out of debt.
- **Building Gradually:** Some choose to build their tiny home in stages as they save, avoiding the need for financing altogether.

FHA TITLE I LOAN

CROWDFUNDING

Community Support: Platforms like GoFundMe or Kickstarter can be used to finance a tiny home, especially if you have a compelling story or are building for a specific cause.

If you'd like to explore our financing partner, you can get more information by clicking on the button below

[Click Here](#)

Investment Potential

We pride ourselves on our high booking rates and skilled marketing efforts that keep our rental units rented year round. Each home is unique and we have best practices that we KNOW will help your home rent better and appeal to the vacation market.

Simple things like modern, clean design, thoughtful amenities in the resort and beautiful outdoor spaces create a welcoming rental that will book time and again.

RVC Outdoor Destinations makes no guarantees to how much your tiny home can earn, but we promise to share our expert knowledge with you so you can get the most from your rental property. Our goal is to maximize rental return for all of our owners!



THANK YOU
FOR YOUR
INTEREST IN
RVC OUTDOOR DESTINATIONS

To inquire further about current available
units or a new build please contact us at:
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