MAISON BLANC

INTENDANCE IMMOBILIÈRE

MONT-TREMBLANT · LAURENTIANS

Service guide

Property management · Monitoring · Smart home · Renovations · Real-estate projects

PHONE
819 717-4333

EMAIL
INFO@MAISONBLANC.CA

WEB
MAISONBLANC.CA

WELCOME

When you're away, *we're there.*

Chalet, secondary home or income property: Maison Blanc takes care of your property as if it were its own. One contact for upkeep, monitoring, technology, your renovations and your real-estate projects, backed by 10 years of real-estate experience in the Laurentians and a solid team of contractors.

10	5	RBQ
years in real estate in the region	lines of service, one contact	licensed contractor

OUR FIVE LINES OF SERVICE

i. **Property management**
Lawn, seasonal upkeep, repairs, gutters, housekeeping, spa and whole-home management.

ii. **Monitoring & insurance**
Insurance-required visits, video doorbell, cameras, water and noise sensors, alerts.

iii. **Smart home**
TVs, home theatre, sound system, smart lighting and thermostats, home automation.

iv. **Renovations**
Balcony, roof, soffits, exterior siding, interior: we hire the best and oversee the work.

v. **Real-estate projects**
Investment, Airbnb (furniture, TVs, listings, management) and multi-unit buildings.

SERVICE AREA

Mont-Tremblant (main area), Lac-Tremblant-Nord, La Conception, Lac-Supérieur, Saint-Faustin–Lac-Carré. Rest of the Laurentians on request.

LINE I · PROPERTY MANAGEMENT

Your property, *always in shape.*

We plan the upkeep, coordinate the trades and check the work, so your property is always ready and well maintained.

EXTERIOR & SEASONS

- Mowing, landscaping, hedges, yard cleanup
- Spring opening, fall closing
- Driveway and roof snow removal
- Gutters, ice and roof

INTERIOR & HOME

- Regular housekeeping and deep cleaning
- Spa: water, cover, opening and winterizing
- Small and large repairs
- Suppliers, arrivals and departures

YOUR PROPERTY'S CALENDAR

SEASON	WHAT WE TAKE CARE OF
Spring	Chalet opening, yard cleanup, roof and gutter check, spa and dock opening.
Summer	Mowing and landscaping, spa maintenance, deck check, preparing your stays.
Fall	Gutter cleaning, leaf removal, exterior closing, winterizing as needed.
Winter	Driveway and roof snow removal, heating monitoring, freeze and ice prevention.

One call, everything coordinated. We choose the suppliers, schedule the work, check the results and report back to you.

LINE II · MONITORING & INSURANCE

Your insurer requires *regular visits?*

Many insurers require a chalet or secondary home to be checked at regular intervals while it's unoccupied, especially in winter. Without these visits, a claim could be refused. We carry them out at the frequency your policy requires, and our equipment keeps watch in between.

AT EVERY VISIT WE CHECK	WHAT WE LOOK AT
Heating	System running, temperature maintained in every room.
Hot water	Water heater working, no leaks around it.
Electricity	Panel, breakers, lights and outlets.
Plumbing	Taps, toilets and pipes; no frozen lines.
Water infiltration	Roof, windows, basement and foundations.
Spa	Temperature, water level, cover and equipment.
Building & exterior	Snow load, ice, gutters, visible damage.
Security	Doors, windows, alarm, signs of intrusion.

A visit log for your insurer. Every visit is dated and documented with photos. The log can be forwarded to your insurer at any time.

THE EQUIPMENT THAT WATCHES BETWEEN VISITS

Video doorbell & cameras

Entrances, driveway and grounds, recorded.

Water sensors

Leaks detected before the damage spreads.

Noise sensors

Alerts on abnormal noise, without recording conversations.

LINE III · SMART HOME

Comfort, *at your fingertips.*

We design, install and maintain your home's technology so it works simply, every time.

ENTERTAINMENT

- Televisions
- Home theatre
- Multi-room sound

COMFORT

- Smart thermostats
- Smart lighting
- Home automation

NETWORK

- Reliable Wi-Fi everywhere
- Connected devices
- Remote control

LINE IV · RENOVATIONS

We hire the best. *We oversee the work.*

Balcony, roof, soffits, exterior siding, a new colour, a bathroom: after 10 years in real estate in the region, we have a solid team of contractors. We hire the right people, oversee the site and make sure your property is respected.

01 **Plan**
We define the project with you and get quotes from the right contractors.

02 **Protect**
Floors and furniture protected; access, schedules and cleanliness agreed upfront.

03 **Supervise**
Site visits, photos, schedule and budget: you know where things stand.

04 **Deliver**
Final inspection, deficiencies fixed, house cleaned.

LINE V · REAL-ESTATE PROJECTS

Invest with *a local partner.*

Buying a chalet to rent it out, launching an Airbnb, managing a multi-unit building: we bring 10 years of real-estate experience in the Laurentians to your project, from the first visit to the first booking.

INVESTMENT

- Rental potential and cost analysis
- Management of income properties and multi-unit buildings

AIRBNB

- Layout, furniture and TVs
- Professional photos and listings
- Publishing, cleaning and management

AN AIRBNB PROJECT, STEP BY STEP

01 Analysis
Rental potential, costs, municipal bylaws and permits to check.

02 Setup
Furniture, TVs, bedding, dishes and equipment, delivered and installed.

03 Listing
Professional photos, description and listing.

04 Management
Cleaning between stays, upkeep and property follow-up.

Short-term rentals are regulated in Quebec (establishment registration and municipal bylaws). We review with you what applies to your property before starting.

MANAGEMENT PLANS

Three levels of care, *one standard.*

Monthly management and monitoring plans, set after an assessment visit. Prices vary with the size of the property and its equipment.

Watch

Peace of mind while you're away

from

$395 / month

- Weekly inspection visit
- Visit log for your insurer
- Alert monitoring
- Emergency coordination
- 5 communications per month included

MOST COMPLETE

Stewardship

Your property, fully managed

from

$695 / month

- Everything in Watch
- Lawn, snow removal and seasons coordinated
- Spa checked every visit
- Arrivals prepared, departures closed up
- Routine communications included

Prestige

Nothing to think about, ever

from

$1,195 / month

- Everything in Stewardship
- Two visits per week
- Dedicated property manager
- Concierge on request
- Management fee reduced to 10%

Plans cover management and monitoring. Suppliers' services (lawn, snow removal, cleaning, etc.), purchases and renovation work are billed separately, according to the rate schedule on the following pages.

HOW TO GET STARTED

1 **First meeting**
We visit the property with you and listen to your needs.

2 **Written proposal**
Plan, project or work: everything is set out clearly, with costs.

3 **Implementation**
Keys, equipment, contractors: we get everything going.

4 **Peace of mind**
Visits, reports and follow-up: you're informed, we act.

2026 RATE SCHEDULE

Clear fees, *for every service.*

Every request takes time: receiving it, reaching the right supplier, following up and reporting back to you. Here's how we bill it, so everything is transparent.

> **Administrative management fee: 15%**
> Applied to every invoice we coordinate for you: suppliers, contractors, equipment and furniture purchases. It covers sourcing, coordination, quality checks and payment handling. Prestige plan: 10%.

COMMUNICATIONS & REQUESTS

TYPE OF REQUEST	DETAILS	FEE
Phone call	Call handled, up to 10 minutes; beyond that, at the management rate	**$25**
Email or text	Message handled and answered	**$15**
Service request	Opening a file, booking a supplier, follow-up	**$35**
Trip to the property	Unscheduled visit, including 30 minutes on site	**$95**
Meeting a supplier	Opening, receiving and locking up behind a delivery or technician	**$95**

Watch plan: 5 communications per month included. Stewardship and Prestige plans: routine communications included; unscheduled trips remain billable.

HOURLY RATES BY SERVICE

SERVICE	MINIMUM	RATE
Management & coordination (admin, suppliers, follow-up)	15 minutes	**$95 / h**
Housekeeping, per housekeeper	3 hours	**$65 / h**
Deep cleaning, post-construction cleaning	4 hours	**$75 / h**
General maintenance and small jobs	1 hour	**$85 / h**
Site supervision and project management	1 hour	**$125 / h**
Smart-home technician and audio-video	1 hour	**$150 / h**
Real-estate project consulting	1 hour	**$175 / h**
Emergency: evenings, weekends and holidays	1 hour	**rate + 50%**

Prices before taxes. Specialized materials and products extra.

2026 RATE SCHEDULE · CONTINUED

Indicative prices, *by line of service.*

To give you an idea. The exact price depends on the property and is confirmed in writing before any work.

PROPERTY MANAGEMENT

Lawn mowing, standard lot	**from $85 / visit**
Chalet opening or closing	**from $450**
Driveway snow removal, season	**from $1,400**
Roof snow removal	**from $450**
Gutter cleaning	**from $325**
Spa opening or closing	**from $325**
Weekly spa maintenance	**from $75 / visit**

HOUSEKEEPING

Regular cleaning, per housekeeper	**$65 / h**
Deep cleaning	**$75 / h**
Cleaning between two stays	**from $195**
Bedding and towel laundry	**from $45 / bed**

MONITORING

Inspection visit, à la carte	**$95 / visit**
Video doorbell, installed	**from $395**
Outdoor camera, installed	**from $425**
Water sensor, installed	**from $95**
Noise sensor, installed	**from $195**

SMART HOME

Wall-mounted TV, installation	**from $295**
Smart thermostat, installed	**from $395**
Smart lighting	**from $150 / point**
Multi-room sound	**from $2,500**
Home theatre	**from $4,500**

REAL-ESTATE PROJECTS

Rental-potential analysis of a property	**from $950**
Airbnb setup	**15% of budget** min. $2,500
Professional photos and listing	**from $695**
Airbnb management	**25% of revenue**
Multi-unit building management	**from 8% of rents**

RENOVATIONS

Project supervision	**12% of the work** min. $750
Occasional site visit	**$125 / h**

On supervised work, the supervision fee replaces the 15% administrative management fee.

Prices before taxes, for information only. Equipment extra unless stated.

TERMS & CONDITIONS

Clear rules, *from the start.*

AGREEMENT & BILLING

- Plans are monthly, billed at the start of each month, with an initial 12-month commitment. They then renew automatically; 30 days' written notice to cancel.
- À la carte services, communications and management fees are billed monthly, with each request itemized.
- Invoices are payable on receipt; overdue balances bear interest at 1.5% per month.

APPROVALS & SUPPLIERS

- No expense over $500 is committed without your approval, except in an emergency to protect the property.
- Contractors and suppliers remain responsible for the quality of their work and their warranties. Our role is to select, coordinate and supervise them.

ACCESS & CONFIDENTIALITY

- Keys are coded and stored securely, never labelled with your address. Access codes remain strictly confidential.
- Cameras and sensors are installed with respect for privacy; noise sensors do not record conversations.

INSURANCE & LIABILITY

- The owner maintains adequate home insurance and confirms with the insurer the required visit frequency.
- Our visits and monitoring reduce risk but cannot guarantee the absence of breakage, theft or damage.
- Maison Blanc is not liable for indirect damages; its liability is limited to the amounts paid for the month concerned.

Acceptance

To be signed with the service agreement.

Owner and property address _____ Date _____

Owner's signature _____ Maison Blanc signature _____

Maison Blanc · Mont-Tremblant (Quebec) · 819 717-4333 · info@maisonblanc.ca · maisonblanc.ca · RBQ-licensed contractor