PACIFIC LUXE GROUP

OAHU PROPERTY MANAGEMENT GUIDE 2026



Aloha, and welcome

RENT YOUR OAHU HOME WITH A TEAM THAT CARES

What I do for owners, what it costs, the Hawaii rules to know and what you could keep each month.

- PRICING
- WHAT'S INCLUDED
- OWNER NET CALCULATOR
- HAWAII RULES
- OWNER FAQ

BOOK A STRATEGY CALL | **SEE MY MONTHLY NET**

Open the interactive guide: owners.pacificluxe.group



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BROKERED BY
TALK REALTY

talk.

INSIDE

Your *guide*

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START HERE

- Make my rental plan
- What does it cost?
- Owner net calculator



HOW TO READ THIS GUIDE

This guide is also online as an interactive flip book with an owner net calculator: owners.pacificluxe.group

A NOTE FROM TEE

Thanks so much for reaching out!

I'm Tee, and I'm so glad you're thinking about how to care for your rental.

Your home is a big part of your future. Renting it out in Hawaii has its own rules, taxes and costs. So I made this guide to walk you through it in plain words.

I own investment property too, so I know firsthand what matters to owners: steady rent, good tenants and a home that's cared for like my own.

You'll see what I do for owners, what it costs and how you can track it all in your owner portal. You can also try the calculator to see what you could keep each month.

Talk soon,

Tee



TEONDRA "TEE" MILLS · RS-81936

★ Luxury Hawaii Realtor ★ Founder, The Pacific Luxe Group ★ Powered by Talk Realty ★ License RS-81936

BOOK A STRATEGY CALL TEXT TEE

> *"I treat every home like it's my own, and I keep you in the loop every step of the way."*
>
> TEE

01 WHAT CLIENTS SAY

Real words from *real clients*

ZILLOW

5.0 ★★★★★

16 team reviews

Zillow counts reviews for the whole team

WHY BUYER REVIEWS?

These reviews come from buyers I helped. They show how I work: clear, quick and honest. I bring that same care to every owner and every home I manage.

★★★★★ ZILLOW

"She took the time to explain every part of the process, break each phase down into simple and easily digestible terms, and was always available to answer our questions no matter the time. ... Once we found a home we loved, she was on top of every detail and piece of paperwork that needed to be completed."

Chantal D.

Bought a home in Ewa Beach · 6/21/2025

★★★★★ ZILLOW

"T's professionalism, intuition, and genuine care made all the difference in our home-buying journey. ... She worked around my busy schedule, helped us on a tight timeline, simplified every complication, and got us into the right home with the right team."

Brooks B.

Bought a home in Aiea · 9/7/2025

★★★★★ ZILLOW

"Once we did decide to move, she and her team did multiple virtual visits for us, including recordings and live streams as went through the house-hunting process. ... Once we found the property that we wanted to purchase, she was an exceptional in helping us to negotiate and getting us to closing."

Bradley C.

Bought a home in Kapolei · 8/7/2025

★★★★★ ZILLOW

"The most important characteristic that I loved about Teondra was that she was honest. ... Overall I am 100 percent satisfied with my home and will be using her again in the future."

jdjacai

Bought a condo in Waikiki · 7/16/2024

Read all my reviews on Zillow

5.0 rating on 16 reviews on Zillow (team reviews), checked Oct 30, 2026. Reviews are quoted word for word. Some are shortened, and ... shows where. Names are shown as Zillow shows them, or as first name and last initial. Every home is different, and past results do not promise future results.

BOOK A STRATEGY CALL

TEXT TEE

02 WHY OWNERS HIRE ME

Why owners *hire me*

My goal is simple: care for your home, find great tenants and keep your rent coming in.

01

20+ years of property management

I started managing rentals on the mainland. I've managed homes on Oahu since March 2019.

02

Sales and management, across Oahu

I sell homes and I manage them. So I watch both rents and home values for you.

03

Systems you can see

Statements, work orders and photos all live in Buildium. You can check them any time.

04

You always know what's going on

Tenants send repair requests with photos, and I handle them. You hear from me when something needs your OK.

White glove concierge service, built around you.

Every owner is different, so the way I manage your home is based on your needs. I own investment property too, so I manage yours like my own.

20+	123,000+	35,000+	5.0
YEARS	VIEWS A MONTH	YOUTUBE	ZILLOW
Managing rentals	Instagram + Facebook	Channel views	16 team reviews

Thinking about renting out your home? Let's make a plan.

BOOK A STRATEGY CALL

TEXT TEE

Source: Zillow rating checked Oct 30, 2026. Views: Sept. 2026, Instagram Insights (includes Facebook). YouTube channel views, Oct 30, 2026. Past results do not promise future results.

02 WHY OWNERS HIRE ME

Your rental gets *seen*

I share Oahu homes and tips on social media. When your rental is ready, I can share it with the people who follow me.

INSTAGRAM + FACEBOOK

123,000+

views a month

Sept. 2026, Instagram Insights

YOUTUBE

35,000+

total video views

@TeondraMills

LINKEDIN

Connect with me

teondramills



A home tour I filmed in Kailua

WHAT THIS MEANS FOR YOU

Renters and neighbors can see your home in their feed, not just on rental sites. A short video can reach people who were not looking yet.

Source: Instagram + Facebook: views for Sept. 1 to 30, 2026, from my Instagram Insights (Meta Business Suite). Instagram counts views from my linked Facebook page too: about 83,000 on Facebook and 39,900 on Instagram. YouTube: total channel views on my public YouTube page, Oct 30, 2026. All rounded down. Numbers change over time.

Want your rental in front of these people? BOOK A STRATEGY CALL

03 YOUR RENTAL PLAN

Make your *rental plan*

Think about these four questions. In the interactive guide, your answers build a plan for you: owners.pacificluxe.group

1 Where will you live?

On Oahu · Off island · I have PCS orders

2 What kind of home is it?

Condo or townhome · Single family house · More than one unit

3 Where is your home today?

Empty and ready · A tenant lives there · I live there now

4 What matters most to you?

Steady monthly income · Great care for my home · Hands off for me · Not sure yet

IF THIS SOUNDS LIKE YOU, START HERE

IF THIS IS YOU	READ THIS FIRST	PAGE
You will live off island	Hawaii owner rules	p. 22
You have PCS orders	Questions owners ask me	p. 26
Your home is a condo or townhome	Pets in your rental	p. 24
Your home has more than one unit	Tenants and leases	p. 18
Your home is empty and ready	Marketing your rental	p. 16
You live there now	Owner net calculator	p. 19
Steady income matters most	Owner net calculator	p. 19
Great care matters most	Caring for your home	p. 11

Book a strategy call and we will make your plan together: (808) 646-2882.

04 HOW IT WORKS

Seven steps to your *first rent*

Here is the big picture. I walk you through each step.

1 **Strategy call**
We talk about your home, your goals and your timing.

2 **Rent price check**
I look at rentals like yours nearby. Then we pick a rent price together.

3 **Sign your agreement**
Your property management agreement lists every fee and what I do. The first term is 12 months. After that, cancel with 30 days' written notice. Then your owner portal gets set up.

4 **Get it rent ready**
We make sure your home is clean, safe and ready for photos.

5 **Market and screen**
I market your home and set up showings. Every applicant gets the same checks.

6 **Lease and move in**
I approve the tenant, unless you ask to OK them yourself. The lease is signed online, and the tenant gets a move-in condition form the same day they move in.

7 **Care and statements**
I handle repairs and inspections. You get a statement every month in your owner portal, and your payout goes out between the 5th and 10th. Timing can vary a little for holidays, weekends and bank processing.

05 WHAT IT COSTS

Clear pricing, *up front*

You should know every cost before you sign.

OWNER PAYS

Monthly management fee

10%

OF RENT COLLECTED

We only get paid when you do. It covers day to day care of your home and tenant, plus monthly statements.

OWNER PAYS

Finder's fee

10%

OF ONE MONTH'S RENT

Also called a tenant placement fee. Charged in the first month, each time I place a new tenant.

TENANT PAYS

Tenant admin fee

$25.00

A MONTH, PAID BY YOUR TENANT

Paid by your tenant on their monthly statement, not you. It covers tech and paperwork, and it's small, so it won't change what your tenant can afford. Already have a tenant? It starts when their lease renews.

NO FEE

Lease renewal fee

$0

NO LEASE RENEWAL FEES

When your tenant renews, you pay no renewal fee.

EXAMPLE: A HOME THAT RENTS FOR $3,000 A MONTH

FEE	WHO PAYS	AMOUNT
Monthly management fee (10% of rent collected)	Owner	**$300** a month
Finder's fee (10% of one month's rent)	Owner	**$300** in the first month, once per new tenant
Tenant admin fee	Tenant	**$0** to you. Your tenant pays $25 a month.

OTHER COSTS

Repairs, HOA dues, insurance and taxes. Pro photos (recommended): $199 to $300, paid by you. Eviction and attorney fees: the attorney's actual cost, no markup.

RECOMMENDED: HANDYMAN CHECK

$125 a visit, every 6 months. A maintenance check of your whole home, for extra peace of mind.

Want to see your own numbers? OWNER NET CALCULATOR · BOOK A STRATEGY CALL

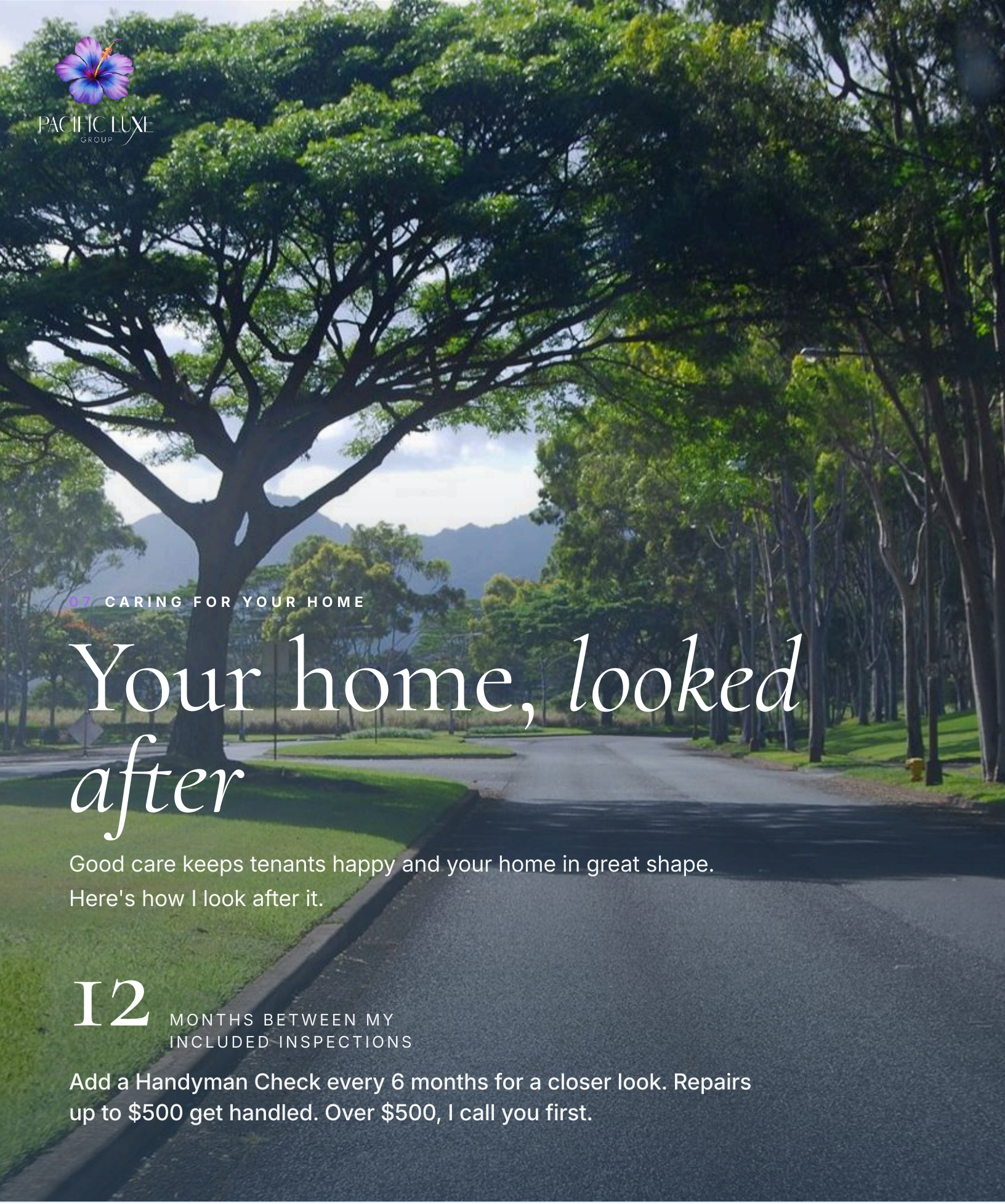
06 WHAT'S INCLUDED

What you get *with me*

Here is my white glove concierge service for every long-term rental I manage (30 days or more), from the first photo to the lease renewal.

- **Rent price check**
  Rentals like yours nearby
- **Photos and video**
  I coordinate pro photos and video for you
- **Marketing**
  I film your video tour myself, plus posts
- **Tenant screening**
  Same checks for every applicant
- **Tenant approval**
  I give the final yes, or you can if you ask
- **Hawaii lease**
  Signed online
- **Deposit in trust**
  Talk Realty client trust account
- **Move-in condition form**
  Sent the same day they move in
- **Repairs**
  Up to $500 handled, over $500 I call you first
- **Damage photos**
  Saved in Buildium
- **Lock codes**
  Recorded for every unit
- **Renters insurance**
  Watched at all times
- **Annual inspection**
  Every unit, once a year, included
- **Lease renewals**
  Offered 45+ days before the lease ends. No renewal fee
- **Staggered lease ends**
  So units don't all turn over at once
- **Owner payouts**
  Paid out between the 5th and 10th. Holidays, weekends and banks can shift it a little

Want to walk through this list for your home? BOOK A STRATEGY CALL



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07 CARING FOR YOUR HOME

Your home, *looked after*

Good care keeps tenants happy and your home in great shape. Here's how I look after it.

12 MONTHS BETWEEN MY INCLUDED INSPECTIONS

Add a Handyman Check every 6 months for a closer look. Repairs up to $500 get handled. Over $500, I call you first.

07 CARING FOR YOUR HOME

How I *look after* your home

Clear records protect you, your tenant and your home.

01

Repairs, right away

Tenants send repair requests with photos, and I handle them right away.

02

Move-in condition form

Tenants get a Property Condition Form the same day they move in. They have 7 days to fill it out and send it back.

03

Damage photos on file

Photos of any damage are saved in Buildium. That way there is a clear record.

04

Lock codes on record

I record the lock code for every unit, so the right people can get in when needed.

05

Renters insurance

I keep watch on renters insurance at all times, for every tenant.

06

Annual inspection, included

I inspect every unit once a year. For every 6 months, I recommend the Handyman Check.

BIGGER REPAIRS

Repairs up to $500 get handled. For anything over $500, I call you first, unless it is an emergency.

RECOMMENDED: HANDYMAN CHECK, $125 A VISIT

Every 6 months, a handyman checks your whole home for leaks and wear. See the next page.

08 HANDYMAN CHECK

Handyman Check: the *smartest $125* you'll spend

This is your official property inspection. A handyman goes through your home and checks that it's clean, looks for leaking pipes, and does routine checks of your entire home. It's one of the best ways an owner can save money and protect their home.

$125 A VISIT	Every 6 months RECOMMENDED	Done by **Coconut Cleaning and Repairs**, a local team I trust.

Why it saves you money

Catch small leaks early
A small drip can turn into water damage or mold when no one sees it.

Fix small things first
Take care of little repairs before your tenant moves out.

Fewer surprises
Fewer emergency calls for you and your tenant.

Made for island living
Hawaii humidity and salt air are hard on homes. Regular checks keep up.

A record with photos
Notes and photos help back up your deposit claims.

Most owners choose this

Most of my owners choose the Handyman Check every 6 months, because it's the most thorough look at their home.

See the side by side

Want a Handyman Check in your home's plan? Let's talk.

BOOK A STRATEGY CALL

09 INSPECTION VS HANDYMAN CHECK

Side by side: *see the real difference*

I can check for the obvious things, like cleanliness, too many occupants and pets. The Handyman Check is a 360 check of everything.

WHAT GETS CHECKED	MY ANNUAL INSPECTION Included **Once a year** A walk through for the obvious things	Most owners choose this HANDYMAN CHECK $125 a visit **Every 6 months** A 360 check of everything **Done by Coconut Cleaning and Repairs**
THE OBVIOUS THINGS		
Cleanliness	✓	✓
How the home is being cared for	✓	✓
The right number of people living there	✓	✓
Pets and pet damage	✓	✓
Any clear damage you can see	✓	✓
WHAT YOU CAN'T SEE AT A GLANCE		
Leaks under sinks and toilets	– Not covered	✓
Water heater	– Not covered	✓
Caulking and grout	– Not covered	✓
Windows and doors working	– Not covered	✓
Smoke and CO detectors tested	– Not covered	✓
AC filters	– Not covered	✓
Hidden moisture and pests	– Not covered	✓
Total checks	**5 of 12**	**All 12**

My inspection tells you how your tenant is living. The Handyman Check tells you how your home is holding up. **Catch it small, and you save big.**

Want a Handyman Check in your home's plan? Let's talk. BOOK A STRATEGY CALL

10 YOUR OWNER PORTAL

Your home, *at a glance*

Buildium is home base for your rental. You can log in any time to see how your home is doing.

Monthly statements	Every month you get an itemized statement of rent in and costs out.
Owner payouts	Your rent, less fees and approved costs, is paid out to you between the 5th and 10th of each month.
Year end	You get a yearly statement and your tax form for your records.
Work orders and photos	See each repair, with photos, as it happens.
Documents in one place	Your agreement, leases and reports, all in your portal.

Payout timing

Payouts go out between the 5th and 10th of the month. Timing can vary a little for holidays, weekends and bank processing.

Deposits kept safe

Your tenant's security deposit is held in the Talk Realty client trust account.

Want to see how the portal works? BOOK A STRATEGY CALL

11 MARKETING YOUR RENTAL

Finding renters for *your home*

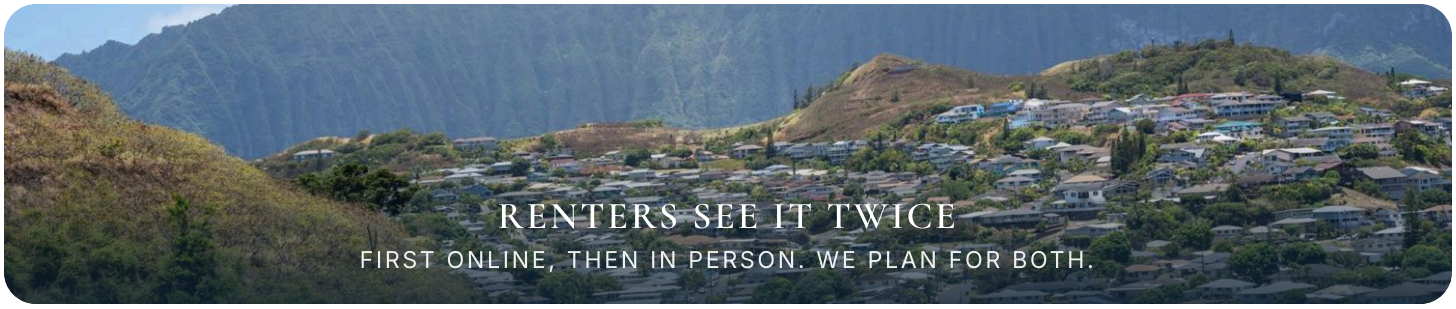
Good marketing brings in more renters, so you can pick the best one.

Photos and video	I coordinate professional photos and video services for you. Pro photos are your home's first impression online. See the next page.
Video tour	I film the video tour of your home myself, so renters can walk through it before they visit. My tours average between 3K and 40K views.
Social posts	Posts on my Instagram @teondramills, Facebook and LinkedIn. I approve every post.
Fair housing	Ads describe the home, never the kind of person who should live there.
Your privacy	Ads never share your name or private details.
Fast follow up	Renters who ask about your home hear back quickly.

Recommended

Professional photos are the first step in finding a quality tenant.

See why photos matter



Want a marketing plan for your rental?

BOOK A STRATEGY CALL

Equal Housing Opportunity.

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12 PROFESSIONAL PHOTOS

Professional photos: *your home's first impression*

This is how people find and discover you online. This is your first impression and the first step in finding a quality tenant.

$199 to $300 PER SHOOT

Recommended

Paid by you (the owner). I set it all up for you.

Why it matters

Renters look online first
Renters start their search online, and they scroll fast.

A cared for look
Bright, clear photos show a home that's cared for. That draws renters who will care for it too.

Works with my video and social
They work hand in hand with the cinematic video tour I film myself and my social reach.

Photos win the click
Your photos decide who clicks and who books a showing.

Fewer wasted showings
Renters know what they're getting before they come.

WHAT YOU GET

- I coordinate the photographer and the schedule for you.
- I help you get your home photo ready.

WHAT RENTERS SEE	PHONE PHOTOS — Quick snapshots	PROFESSIONAL PHOTOS — Recommended
Light	Can look dark or uneven	Bright, clear and inviting
Rooms	Can look small or cramped	Shows the space and how rooms flow
Online	Easy to scroll past	Helps your home stand out
Showings	More questions before a visit	Renters know what they're getting
With my video and posts	Hard to match	Matches my video tour and social posts

Want your home to make a great first impression? Let's talk. BOOK A STRATEGY CALL

13 TENANTS AND LEASES

The right tenant, *the right lease*

A careful start makes for a smooth lease.

FINDING YOUR TENANT

Apply online	Renters apply in Buildium. They share photo ID, proof of income and rental history, and they agree to a screening.
Same rules for everyone	Every applicant is checked with the same written criteria. That is fair housing.
Section 8 welcome	We don't turn renters away because they use Section 8. Hawaii law (HRS 368F) covers this.
I approve applications	I approve applications myself, based on good credit, rental history and time on the job.
Your OK, if you want it	Want to OK your tenant yourself? Just let me know and I'll send you the best applicant before we move forward.

LEASES THAT PROTECT YOU

01

Hawaii lease form

We use the Hawaii Association of REALTORS® Rental Agreement, signed online with DocuSign.

02

Renewals 45 days ahead

I send renewal offers at least 45 days before the lease ends. There are no lease renewal fees.

03

Staggered lease ends

Own more than one unit? I stagger lease end dates so they don't all turn over at once.

Questions about who can rent your home? Let's talk.

BOOK A STRATEGY CALL

14 OWNER NET CALCULATOR

What could you *keep each month?*

Type your own numbers. Nothing leaves this page.

IN THE INTERACTIVE GUIDE

Open owners.pacificluxe.group and type in your rent, vacancy, HOA dues, insurance, property tax and a repair reserve. The tool takes out the 10% management fee and shows your estimated monthly owner net. The 10% finder's fee comes out in the first month only, each time I place a new tenant. Your tenant pays the $25 a month admin fee, not you, so it's left out.

EXAMPLE AT $3,000 RENT	FIRST MONTH	AFTER THAT
Rent	$3,000	$3,000
Management fee (10%)	minus $300	minus $300
Finder's fee (10% of one month's rent)	minus $300	$0

Estimate only. Before your mortgage and income tax. Not a promise of rent or income, and not tax advice.

15 OAHU RENT BENCHMARKS

Oahu rent *benchmarks*

Each year HUD sets a Fair Market Rent for Oahu. It is one helpful benchmark. Your rent also depends on your property, location and condition.

STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
$1,877	$2,016	$2,642	$3,674	$4,432

WHAT THIS NUMBER MEANS

Fair Market Rent is HUD's estimate of rent plus basic utilities for a typical, modest home in the Urban Honolulu area, which is all of Oahu. It is used for Section 8 and other programs. It is not a price for your home.

What sets your rent

Your area, size, condition, parking, pets, furniture and what renters can find nearby right now.

Your real number

I look at rentals like yours near you. Then we pick a rent price together.

Want a rent price for your home? BOOK A STRATEGY CALL

Source: HUD FY2026 Fair Market Rents, Urban Honolulu, HI MSA, in effect Oct 1, 2025. Checked Oct 31, 2026.

16 HOW I PRICE YOUR RENTAL

How I price *your rental*

Renting isn't like selling a home. I'm good at pushing rents up and testing the market, and the right plan for you depends on your timeline.

01

WANT TOP DOLLAR?

We test the market

We start a little high. Then I watch the showings and how much interest comes in, and we adjust from there.

02

NEED IT RENTED FAST?

We price at market

Pricing right at market helps your home stand out to renters right away.

THE DETAILS MATTER

- **Great photos**
  Pro photos help your home shine online, where renters look first.
- **A cinematic video tour**
  I film it myself, so renters can walk through your home before they visit.
- **A clean, cared for home**
  Renters notice when a home is clean and well kept.
- **Your home in its best light**
  I show off what makes your home and your neighborhood special.

Good homes attract good tenants

When your home looks clean and cared for, it tends to attract tenants who take care of it too.

Want a rent plan for your home? Let's talk about your timeline.

BOOK A STRATEGY CALL

17 HAWAII OWNER RULES

Hawaii rules every *owner* should know

These are a few of the big ones. I help you follow them.

Security deposits

The most you can ask is one month's rent. You may add a pet deposit of up to one more month. At the start, you can only collect the first month's rent and the deposit.

Deposit return

When the lease ends, the deposit goes back within 14 days. If you keep any of it, the tenant gets a written list of why.

Live off island?

If you live out of state or on another island, Hawaii law says you name an agent who lives on Oahu. The agent is listed in the lease.

Short stays in Honolulu

Rentals of less than 30 days in a row are only allowed in resort zones and a few other areas. Fines can be up to $10,000 a day.

GOOD TO KNOW

In 2022 Honolulu passed a 90 day rule, but a federal court blocked it. Today the city enforces the 30 day line. Your HOA or AOAO may have its own rules too.

Sources: HRS 521-44 and 521-43(f); Honolulu DPP Short-Term Rentals page; HILSTRA v. City and County of Honolulu, U.S. District Court, Hawaii. Checked Oct 31, 2026. Not legal advice.

17 HAWAII OWNER RULES

Owner rules: myth *or fact?*

Tap your guess and the answer flips open.

01

I live on the mainland, so I can rent my Oahu home with no one local.

Answer: Hawaii law says owners who live off island name an agent who lives on Oahu, in the lease.

02

I can collect first month, last month and a deposit at move in.

Answer: At the start you can only collect the first month's rent and a deposit of up to one month's rent.

03

I can give the deposit back whenever I get around to it.

Answer: When the lease ends, the deposit goes back within 14 days. If you keep any of it, the tenant gets a written list of why.

04

A stay of 30 days or more is not a short stay rental in Honolulu.

Answer: The city counts less than 30 days in a row as a short stay rental. HOA or AOAO rules may still be stricter.

Want to check the rules for your home? BOOK A STRATEGY CALL

18 PETS IN YOUR RENTAL

Pets in *your rental*

Here is general guidance to help you choose a pet policy.

01

Your choice

You decide if pets are OK. You can also set limits, like how many or what size.

02

Pet deposit

Hawaii lets you ask for a pet deposit of up to one more month's rent, on top of the regular deposit.

03

Assistance animals

Service and assistance animals are not pets. No pet deposit, and fair housing rules apply.

04

Check your HOA

Condos and townhomes often have pet rules. Those rules come first.

05

Put it in writing

Pet rules go into the lease, so everyone knows them from day one.

06

A bigger pool

Many renters have pets. Saying yes can bring in more applicants.

Not sure about pets? We can weigh it together.

BOOK A STRATEGY CALL

Source: HRS 521-44 (pet deposits). General information, not legal advice.

19 SWITCHING PROPERTY MANAGERS

Switching to me, *step by step*

Already have a property manager? Here is what to expect when you move your home over to me.

1 **Check your current agreement**
Look for its notice period, then give your current manager written notice. I can help you read it.

2 **I coordinate the handoff**
I work with your current manager to collect signed leases, tenant contact info, security deposits, keys and remotes, move-in condition reports and photos, maintenance history and any open repairs.

3 **I welcome your tenants**
I reach out and introduce myself, so nothing feels rocky for them.

4 **Your tenants keep their lease**
Your tenants keep their current lease. The $25 a month tenant admin fee is paid by your tenant, not you, and it starts when their lease renews.

5 **Your portal and statements**
From then on, you get your owner portal and monthly statements from me.

I KEEP YOU IN THE LOOP

You hear from me at each step, so you always know where things stand.

Thinking about switching? Let's talk it through. BOOK A STRATEGY CALL

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20 QUESTIONS OWNERS ASK ME

Questions owners *ask me*

Here are honest answers to the questions I hear most. Tap one to open it.

How much do you charge?

10% of rent collected, so we only get paid when you do. Plus a finder's fee of 10% of one month's rent, charged in the first month when I place a new tenant. Your tenant pays a $25 a month admin fee on their monthly statement, not you. It covers the tech and paperwork that keep things running smoothly, and it's small enough that it won't change what your tenant can afford. Already have a tenant? It starts when their lease renews. No lease renewal fees. Eviction and attorney fees are paid by the owner at the attorney's actual cost, no markup.

Do I get to approve the tenant?

Only if you want to. Every applicant is checked with the same written criteria. I approve applications myself, based on good credit, rental history and time on the job. Want to OK your tenant yourself? Just let me know and I'll send you the best applicant before we move forward.

How do I see my money?

In your Buildium owner portal. You get an itemized statement every month. Your owner payout goes out between the 5th and 10th of each month. Timing can vary a little for holidays, weekends and bank processing.

What about repairs?

I handle repair requests right away. Repairs up to $500 get handled. For anything over $500, I call you first, unless it is an emergency. I also do an annual inspection, included. Most of my owners add the Handyman Check every 6 months for a more thorough look, $125 a visit.

I live off island. Can you help?

Yes. Hawaii law says off island owners name an agent who lives on Oahu, in the lease. Let's talk about how that works for you.

I have PCS orders. What should I do?

Start early. We plan your rent price, marketing and move-in date around your report date.

How long is the agreement? Can I cancel?

The first term is 12 months. After that, you or I can cancel with 30 days' written notice. Ending it in the first 12 months? The fee is one month's rent.

Do you manage short-term rentals?

I manage long-term rentals of 30 days or more. Have a short-term rental? I don't manage those, but I have a great recommendation for you. Just ask.

Have a question that's not here? Let's talk it through.

BOOK A STRATEGY CALL

TEXT TEE

21 YOUR NEXT STEP

Your next step

YOUR NEXT STEP

Let's talk story about your rental

We'll go over your home, your goals and your numbers. You'll leave with a clear rental plan.

BOOK A STRATEGY CALL

Call
(808) 646-2882

Text
(808) 646-2882

Email
teondra@pacificluxe.group

Website
teondra.talkrealty.co

YOUR FIRST STEPS

1. **Book a strategy call.** We talk about your home and your goals.
2. **Get a rent price.** I look at rentals like yours nearby.
3. **See your numbers.** You know your fees and your estimated net before you sign.
4. **Sign and get set up.** Your owner portal is ready, and I get to work.

Open the interactive guide

owners.pacificluxe.group

Scan or tap to use the owner net calculator and the rental plan quiz.

PACIFIC LUXE GROUP

MAHALO AND ALOHA

When you are ready, I am here.

RENT YOUR OAHU HOME WITH A TEAM THAT CARES

Book a strategy call. We will go over your home, your numbers and your next step.

BOOK A STRATEGY CALL

SEE MY MONTHLY NET



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MAHALO TO THE PHOTOGRAPHERS

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Tee's portrait: The Pacific Luxe Group.

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EQUAL HOUSING OPPORTUNITY