



FOR AFLORA OWNERS

# Aflora Was Crafted to a Standard. We Manage to Match It.

Jungle Luxe has been operating in Tulum since 2022, with our local office just minutes away in Aldea Zama. We manage properties across the city's most discerning complexes, and we have built everything around a single premise: that the guest experience and the owner's return are the same conversation.

Aflora drew us in for the same reasons it drew you.

24/7 Guest Services	7-Day On-Call Maintenance	Dedicated Guest App	Preventative Maintenance Programs
In-House Concierge	Owner Messaging Center	Access to Financials & Documents	Dynamic Pricing & Multi-Platform Listings

## WHAT'S INCLUDED

Full-service management from first booking to final checkout. Your property is listed across every major platform — Airbnb, Booking.com, VRBO, Google Vacation Rentals, Whimstay, and more — with dynamic pricing that adjusts in real time to protect your investment and maximize return.

## HOW WE OPERATE

Your property is managed with the same infrastructure used by the world's leading short-term rental operators. A dedicated owner portal holds every document, statement, and communication in one place. A built-in messaging center keeps your property's full history on record. Everything runs on Guesty — the industry's most trusted property management platform.

Jungle Luxe is **one of the only licensed property managers in Tulum** — and one of the only managers in the market **approved by Marriott Homes and Villas**. Together, these reflect both the quality of our managed properties and the rigor of our operations.

## What Management Looks Like

<p>MANAGEMENT COMMISSION</p> <p><b>23%</b></p> <p>Of gross rental revenue, applied per booking. No monthly administrative or inactivity fees.</p>	<p>TECHNOLOGY FEE</p> <p><b>800</b> MXN</p> <p>Flat monthly fee — owner portal, messaging center, and platform management.</p>												
<p>CONSUMABLE FEE</p> <table border="1"> <tbody> <tr> <td>Studio &amp; One Bedroom</td> <td><b>720</b> MXN</td> </tr> <tr> <td>Two Bedroom</td> <td><b>810</b> MXN</td> </tr> <tr> <td>Three Bedroom</td> <td><b>990</b> MXN</td> </tr> </tbody> </table> <p>A flat monthly fee by residence size, charged only in months with an active reservation. No charge for months without rentals.</p>	Studio & One Bedroom	<b>720</b> MXN	Two Bedroom	<b>810</b> MXN	Three Bedroom	<b>990</b> MXN	<p>THE NOMAD PROGRAM</p> <table border="1"> <tbody> <tr> <td>Studio</td> <td><b>2,700</b> MXN</td> </tr> <tr> <td>One Bedroom</td> <td><b>3,150</b> MXN</td> </tr> <tr> <td>Two Bedroom +</td> <td><b>4,050</b> MXN</td> </tr> </tbody> </table> <p>For guests on a separate long-term lease — not a platform stay extended past thirty days. The home leaves the booking channels for the lease term and is held at a fixed monthly rate covering a scheduled cleaning, maintenance, and concierge access. Technology fee continues; consumables do not apply.</p>	Studio	<b>2,700</b> MXN	One Bedroom	<b>3,150</b> MXN	Two Bedroom +	<b>4,050</b> MXN
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*“You don’t need to manage us.  
That’s the point.”*

Grace Zatlukal, our Portfolio Development Manager, will be reaching out to schedule a brief introductory call. We look forward to the conversation.

### Grace Zatlukal

PORTFOLIO DEVELOPMENT MANAGER

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JUNGLE LUXE

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