rentals united

Step by Step
How to connect to

topvillas

Top Villas

About Top Villas

Top Villas boasts a portfolio of more than 5,000 luxury villas in over 100 of the world's finest holiday destinations. With more than 12 years experience in the villa rental industry, Top Villas is proud to be known as one of the best luxury villa rental agents in the world, offering the best homes, the best service and the best rates guaranteed.

What is synchronized?

The connection is 2 way and synchronizes content, photos, price, availability and reservations.

Booking process

Top Villas accepts both instant booking and on request. For requests, the channel will send you an email and you have 48h to respond.

Payment process

Top Villas will charge the client and pay out to you 7 days before check in.

How it works

Commission

Top Villas will take their commission of 10 - 20% from the rates received via Rentals United.

Cancellation policy

Top Villas will accept your own cancellation policy. However, the channel will make you some recommendations for booking potential.

Cancellations

If you cancel a reservation, you need to notify Top Villas first (susannah@thetopvillas.com) and they will help you to relocate the client.

Multi Units

Top Villas accepts multi unit sent as individual listings.

How it works

Minimum requirements to connect

There is no minimum requirement to enable the connection with Top Villas. However, this is a pick and choose channel and your listings will need to have high quality photos and good content.

Price model

Top Villas works with price per Guest and supports Length Of Stay Pricing.

Discounts

Top Villas is able to display discounts.

Minimum stay

Your minimum stay will be synchronized.

Extra fees & taxes

Top Villas is able to display your Extra Fees. Tax will be also displayed.

How it works

Locations accepted

Top Villas accepts properties worldwide, but they are strongest in US & Caribbean.

- Top Locations making most bookings: Florida, California (South carolina), Colorado, Montana, Utah & Mexico.

Key amenities

Top Villas recommends to have the following amenities in your listings: Private pool, hot tubs, games room, gym, cinema/home.

Time of the year

The Top performance Time of the year before Covid-19 is from January to March.

Inventory

The type of property making most bookings is private luxury villas.

Connection Process

- You may have to sign an additional agreement with the channel and/or answer additional questions.
  Please note: even if you have connected your properties from Rentals United, you will not be live until an agreement has been signed or until further instructions from the channel has been fulfilled.

- Check your spam box for emails from the channel. Also, make sure you have the correct email for notifications set up in Rentals United, so they can reach you.

- Average onboarding time less than 15 days, depending on the number of properties. If you haven't heard back from the channel after these days please email them directly at: tom@thetopvillas.com.

- Some channels don't accept all locations or type of property. Rentals United can not influence this or the time it takes for the channel to put you live.

How to connect

Go to Services- Find Services in Rentals United and add Top Villas.

How to connect

Go through the checklist. Read their Terms and Conditions and connect

	How It Works
✔ Step 1 **MINIMUM PROPERTIES**	
✔ Step 2 **PAYMENT**	
Step 3 **HOW IT WORKS**	
Step 4 FURTHER INSTRUCTIONS	
READY TO CONNECT!	
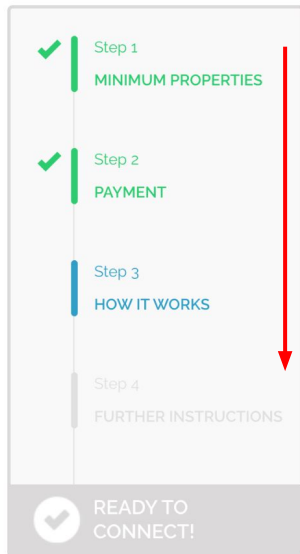
How It Works

Synchronisation ✅
Your calendars, prices, property information and photos will be synchronised with the Channel. Bookings coming from the Channel will block your RU and/or PMS calendar.
Top Villas accepts both instant booking and on request. For requests, the channel will send you an email and you have 48h to accept.

Commissions ✅
Top Villas will take their commission of 15% from the prices received via Rentals United.

Confirmations ✅
Channel sends confirmation to the client and to you. You must arrange check-in details yourself.

Cancellations ✅
Top Villas will create an account for you and your cancellation policy will be displayed. If you cancel a booking you need to notify Top Villa first and relocate the client.

Payments ✅
Top Villas will collect the payment and transfer you the money 7 days after check in, via Credit Card or Bank Transfer.

Deactivation ✅
If you deactivate or delete a property in Rentals United or in your PMS it will automatically be removed from channel within 24 hours.

NEXT

Connect to another service

How to connect

After you have connected your properties you will see the connection in "My Services", "Property settings" In your connection list you will see the properties connected as ticked green.

Amazing Duplex Valley Views Puigcerda	EUR	− 12% +	✓	deactivate | Link
Amazing Terrace in the Center Sitges	EUR	− 12% +	✓	deactivate | Link

Some channels doesn't send us a live link to your property. We don't know if it's live. Contact the sales channel directly and ask about your status.

Amazing Duplex Valley Views Puigcerda	EUR	− 5% +	⋯	Check with channel | deactivate
Amazing Terrace in the Center Sitges	EUR	− 5% +	⋯	Check with channel | deactivate

Disconnect a property

If you want to disconnect a property you need to do it in Rentals United and not in the channel. The property will be automatically removed from the channel in the next synch.

Go to "My Services" and click on "Property settings" for Top Villas. In your connection list you can deactivate the property you wish to.