CHL RENTALS

TRACK PRO

Material Participation Hour Tracking for STR Owners

Choose the **Track Pro** option that fits your property management style — whether you prefer to track participation hours yourself or have our team manage it for you.

	SELF-MANAGE Platform Access Only	TURN-KEY Full-Service
MONTHLY PRICE	**$9.99 / month** Free for Full Service and Elite Clients	**$99 / month add-on** Free for Elite Clients
PLATFORM		
Full access to the CHL Track Pro tracking & documentation platform	✓	✓
Log qualifying activities	✓	✓
Generate PDF reports with full documentation	✓	✓
Track hours for both you and your spouse	✓	✓
We log the hours for you	✗	✓
HOURS WE ACCUMULATE & LOG FOR YOU		
Weekly Pricing Strategy Review Sent to your email every week — you review, send your time, we log it	✗	✓
Post-Cleaning Inspections Detailed report with 60–90 images after each cleaning for your review and approval	✗	✓
Monthly Property Walkthrough with Vale In-person or virtual — calendar invite included	✗	✓
Monthly Owner Statement & Performance Review with Mike Financials, occupancy, and revenue	✗	✓
Quarterly Listing Strategy Meeting with Flor & Vale Photos, descriptions, and amenities vs. nearby competition	✗	✓
Quarterly Tax & License Compliance Review Tax remittance, licensing requirements, and compliance updates	✗	✓
Any on-site work you do at the property Supervising a job, mowing, cleaning, repairs, staging — send us your hours	✗	✓
Calendar invites for all scheduled sessions	✗	✓
Direct support and follow-up throughout the year	✗	✓
TERMS		
First 2 months free	✓	✓
Cancel anytime	✓	✓

Hours count for both spouses. Everything above applies to you and your spouse — just pass us your respective hours and we'll log them. Hours should reflect the actual time each of you individually spent on each activity, not the same hours counted twice.

Helpful Resource

The Short-Term Rental Tax Advantage — A Practical Guide

Understand why Material Participation matters and how this strategy works for STR owners.

chl.rentals/guide

Ready to Take the Next Step?

Have questions about Track Pro?

Book a call with me and I'll walk you through the platform.

Book a Call with Isabel

calendly.com/isa-chl/30min

Looking for a property manager?

Book a call to discuss your property and projected revenue.

Book a Call with Xime

calendly.com/ximena-chl/30min

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Track Pro is a time-tracking and documentation tool. It does not provide tax, legal, or financial advice and does not guarantee any specific outcome with the IRS. Please consult a qualified CPA or tax advisor before implementing any strategy.