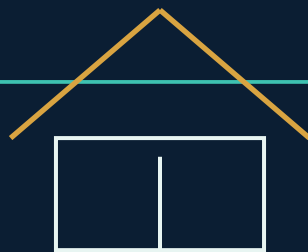


ENSOLANKA PROPERTY PARTNER PROGRAM

The Property Partner's Playbook



Turn Your Property into a Trusted Sanctuary for International Resident Guests

This guide is strategically designed to shift the perspective of Sri Lankan property owners from "short-term tourism" to "long-term resident guest" hospitality. It addresses the core concerns of safety, guaranteed income, and the reality of global competition.

Guaranteed Income

Professional Verification

Global Guest Market



Turning Sri Lankan properties into trusted sanctuaries for international resident guests

1

The Vision: From Tourist to Resident Guest

The world has changed. Today, thousands of digital nomads, remote workers, and retirees are looking for a place to call home for 3 to 12 months. They aren't looking for a hotel; they are looking for your property.

Ensolanka connects you directly with these high-quality international guests. We don't just "list" your property; we manage the relationship. We guarantee your rental income and handle the mediation, so you can enjoy the rewards of property ownership without the stress of management.

Positioning Shift

From short-term tourism to long-term resident guest hospitality: stable occupancy, clear expectations, and a safer professional arrangement.

2

Why Partner with Ensolanka?

We act as your professional shield and bridge to the global market.

Guaranteed Income

You are paid directly by Ensolanka, ensuring your rental arrives on time, every time.

Complete Mediation

For a 10% monthly service fee, we take full responsibility for marketing, guest communication, and rental coordination.

Professional Verification

Our team visits your property to provide an expert estimate and verify the standards, building 100% trust with the guest.

Featured Visibility

For a one-time fee of \$5, your property becomes a "Featured Listing," appearing at the top of guest searches for maximum exposure.



3

The Global Reality: Stay Competitive, Stay Rented

International guests choose Sri Lanka for its beauty, but they stay because it is affordable. If your property is overpriced, guests will simply choose another country.

The Competition (What guests pay elsewhere for a Villa/House):

Destination	Indicative Monthly Villa/House Price
India (Goa)	\$150
Cambodia	\$180
Guatemala/Nicaragua	\$200
Philippines	\$225
Vietnam/Bulgaria/Georgia	\$250

Pricing Reality Check

If you intentionally set high prices because the guest is a foreigner, you risk losing the tenant to Vietnam or India. Reasonable pricing ensures your property is never vacant.

4

The Pricing & Furniture Guide

Our guests choose one of four lifestyle packages. To help you set a fair price, we use these general estimates for fully furnished properties:

Package	Total Guest Estimate (Furnished)	Furniture Value (Monthly)
Startup	\$170	\$40 (Essential)
Comfort	\$250	\$80 (Comfort)
Premium	\$500	\$180 (Premium)
Luxury	\$900	\$350 (Luxury)

If your property is unfurnished

You must decide your rent by deducting the furniture package cost. For example, if you want your house to be a "Comfort" home, but it has no furniture, your base rent should be approximately \$170 (\$250 total - \$80 furniture). Ensolanka provides the furniture to the guest to complete the setup.

5

Total Transparency: Your Partner Dashboard

Manage your property like a pro with our dedicated portal.

Edit & Update

Change your images, update facilities, or adjust your pricing instantly.

Interest Tracking

See exactly which guests have "shortlisted" or expressed interest in your property.

Selection Status

Know immediately when a guest has officially selected your home for their stay.

Featured Advantage

Activate the \$5 Featured Feature to give your listing priority visibility and ensure it is the first thing a guest sees.

6

How to Get Started with Confidence

1

Sign Up: Create your Property Partner profile.

2

Add Details: Upload high-quality photos of your room, annex, apartment, house, or villa.

3

Set a Fair Price: Use our global comparison guide to ensure your price is attractive to a long-stay guest.

4

Team Visit: An Ensolanka representative will visit to verify the property and help you finalize the listing.

5

Get Paid: Once selected, Ensolanka manages the guest and pays your rent monthly (minus the 10% service fee).

The Ensolanka Promise

"We are not just a rental site. We are your partners in hospitality."

We are not just a rental site. We are your partners in hospitality. We want to ensure that your property is respected and your income is secure. By pricing your property reasonably and working through our guided system, you contribute to a better image for Sri Lanka while building a stable, long-term income stream.

[Register Your Property Today - Become a Trusted Ensolanka Partner]

Strategic Advice for the Guide:

The "Furniture Math" is key

Many owners don't realize how much furniture adds to the value. Explaining that Ensolanka provides the furniture package for unfurnished homes makes them feel less "burdened" by the setup costs.

Global Context

Mentioning the \$150-\$250 price points in other countries is a "reality check" that helps owners avoid the mistake of overcharging.

ENSOLANKA

Property Partner Program

