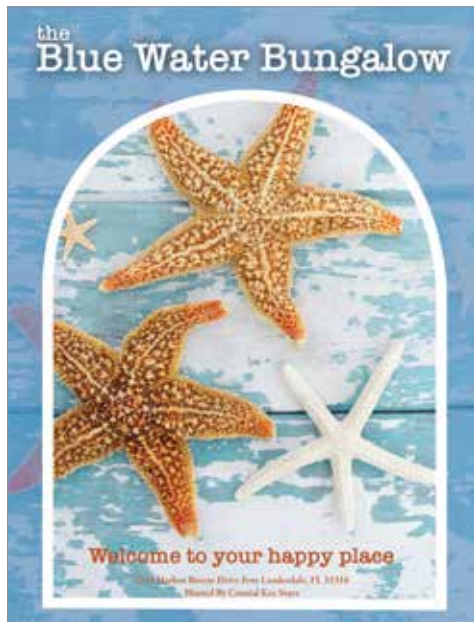




# THE ART OF THE Welcome Book

A Sample Of Our 24 Page Welcome Books  
With 6 Professionally Designed Custom Layout Options





# CUSTOM DESIGNED WELCOME BOOKS

## ABOUT THIS SAMPLE BOOK:

This sample Welcome Book showcases six distinct design styles available through Big Style Staging. Each layout shown here is fully custom-designed, no generic templates or DIY formatting.

All layouts are carefully created to match your property's vibe, guest profile, and brand. Whether your space is a coastal condo, modern home, or family friendly cabin , we design each book from scratch with visual consistency and editorial flow in mind.

## WE OFFER:

- Fully Custom Designs using your property's own professional photos.
- Semi-Custom Options that combine stock images with select home photos
- All-Stock Versions using high quality lifestyle photography for a polished, universal look

From bold and playful to calm and minimal, these design styles are just the beginning - YOUR WELCOME BOOK WILL BE UNIQUELY YOURS.

Pricing options shown on last page (page 50 & 51)

## STYLE A - "EDITORIAL LUXE" (upscale, magazine-style layout with layered textures)

Featuring Two Cover Options, this Welcome Book is a Semi-Stock Design, combining curated stock photography with real local images for Things to Do and Places to Visit.



## CHOICE OF 2 COVER DESIGNS



## STYLE B - "COLOR STORY"

(features bold accent colors and full-color overlays)

This Welcome Book is a Fully Custom Design, created using your property's own photos, with the option to incorporate select stock images for added context or local flair.



## STYLE C - "MODERN COASTAL"

(large image forward layout, text plays supporting role)

This Welcome Book is an All-Stock Design, featuring high-quality lifestyle and travel photography throughout. Ideal for fast turnaround or properties without professional photos.

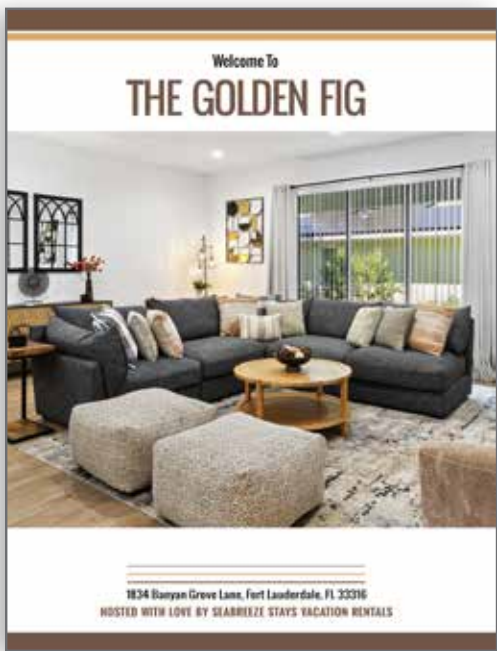






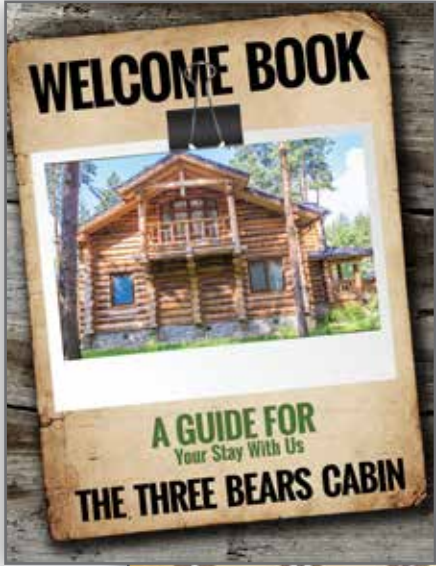
**STYLE D - “STRUCTURED MINIMALIST”**  
(highly ordered design with lots of white space)

This Welcome Book is a Hybrid Design, combining your property's own photos with carefully selected stock images. Client-provided photography is required to showcase the home, while stock images may be used to enhance sections like Things to Do or Local Tips. Colors are fully customizable to coordinate with your property's palette and branding.



**STYLE F - “THE ESSENTIALS LAYOUT”**  
(compact, efficient layout with icons and lists)

This Hybrid Welcome Book Design combines your own property photos with curated stock images to enhance sections like Local Attractions or Things to Do. Colors are fully customizable to match your property's style, and this sample includes two spreads of suggested palettes tailored to the designs shown.



**STYLE E - “THE COZY CABIN”**  
(warm, rustic layout with natural textures and cozy charm)

This Hybrid Welcome Book Design blends your cabin photos with curated rustic stock images to highlight sections like Local Trails or Things to Do. This sample includes two spreads of color palettes inspired by natural wood and mountain tones.





# "Editorial Luxe" WELCOME BOOK

## STYLE A - "EDITORIAL LUXE"

(upscale, magazine-style layout with layered textures)

Featuring Two Cover Options, this Welcome Book is a Semi-Stock Design, combining curated stock photography with real local images for Things to Do and Places to Visit.

### SEMI-CUSTOM WELCOME BOOK (STOCK PHOTOGRAPHY ONLY)

A 24-page welcome book using your written content and pre-selected stock images. Choose Template A, professionally designed, clean, and far more polished than any DIY or drag-and-drop options.

#### WHAT'S INCLUDED:

- Your content inserted into Template A
- Professionally selected stock photography (not replaced or customized)
- Layout adjustments to fit your content
- One round of revisions

**DESIGN FEE: \$170**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**



CHOICE OF  
2 COVER DESIGNS



# WELCOME the sandbar retreat

## A GUIDE FOR YOUR STAY WITH US

4281 Seabreeze Way, Fort Lauderdale, FL 33316



# "Editorial Luxe" WELCOME BOOK

## STYLE A - "EDITORIAL LUXE"

(upscale, magazine-style layout with layered textures)

Featuring Two Cover Options, this Welcome Book is a Semi-Stock Design, combining curated stock photography with real local images for Things to Do and Places to Visit.

### SEMI-CUSTOM WELCOME BOOK (STOCK PHOTOGRAPHY ONLY)

A 24-page welcome book using your written content and pre-selected stock images.

Choose Template A for a professionally designed look.

Clean, and far more polished than any DIY or drag-and-drop options.

#### WHAT'S INCLUDED:

- Your content inserted into Template A
- Professionally selected stock photography (not replaced or customized)
- Layout adjustments to fit your content
- One round of revisions

**DESIGN FEE: \$170**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**



CHOICE OF  
2 COVER DESIGNS



# WELCOME To The Sandbar Retreat

4281 Seabreeze Way, Fort Lauderdale, FL 33316



4281 Seabreeze Way, Fort Lauderdale, FL 33316

A GUIDE  
FOR YOUR  
STAY  
WITH US





# HOUSE RULES

## 1. No Smoking Indoors

Smoking is strictly prohibited inside the home. Guests may use the designated outdoor area. A \$250 cleaning fee will apply if smoke is detected indoors.

## 2. No Parties or Events

Out of respect for the property and neighbors, parties or events are not permitted at any time.

## 3. No Pets Allowed

We love animals, but unfortunately, pets are not allowed in the home. This helps us maintain a clean and allergy friendly space for all guests.

## 4. Quiet Hours: 7pm – 8am

Please keep noise to a minimum between 7:00 PM and 8:00 AM to ensure a peaceful environment for everyone in the neighborhood.

## 5. Registered Guests Only

Only guests listed on the reservation are permitted to stay overnight. Please notify us in advance if you need to make changes.

## 6. Treat the Home with Respect

Please treat the home as if it were your own. If anything gets damaged or broken, just let us know so we can address it quickly and fairly.

# a friendly reminder...

**If you run into any  
issues, just contact us  
and we'll be happy to assist.**

Jessica Delaney | Superhost  
Coastal Retreat Stays | 954-620-1894

# HOW-TO'S

## electronics & appliances



### 1. TV & Streaming:

- All TVs are smart TVs with built-in streaming apps such as Netflix and Hulu.
- Use the Samsung remote to power on and select the app of your choice.
- If prompted to log in, please use your personal streaming credentials.
- To switch back to live TV, press the "Input" button and choose "HDMI 1."

### 2. Air Conditioning & Thermostat:

- The home has central air conditioning.
- The Nest thermostat is located in the hallway. Turn the dial to adjust the temperature.
- Please keep the A/C set no lower than 72 degrees to avoid overworking the system.
- Make sure doors and windows are closed while the A/C is running.

### 3. Washer & Dryer:

- The laundry area is in the hallway closet.
- Please only run full loads and use HE (High Efficiency) detergent.
- For the washer: turn the dial to your desired setting, add detergent directly to the drum, then press "Start."
- For the dryer: clean the lint trap before each use, choose the correct setting, and press "Start."

### 4. Dishwasher:

- Located to the right of the sink.
- Load dishes face down, add dishwasher detergent pod to the compartment inside the door.
- Press "Normal" and then "Start."

### 5. Coffee Maker:

- The home has a Keurig single-serve coffee machine.
- Fill the side reservoir with filtered water.
- Insert a pod, close the lid, and press the "Brew" button.
- Mugs and extra pods are located in the cabinet above.





# CONTENTS...

# MEET YOUR HOST...



## welcome to the sandbar retreat

### Welcome & Property Essentials:

- 1
  - Table Of Contents
  - Meet The Hosts
  - Check-In & Check-Out Instructions
  - WiFi & Tech Information
  - House Rules & About The House



### 2 Safety & Support:

- Emergency Information
- Important Property Information
- Hurricane & Evacuation Information

### 3 Local Area Guide:

- Local Shopping
- The Kitchen
- Casual Restaurants
- Upscale Restaurants
- Bars, Breweries & Wineries



### 4 Things To Do & Places To Visit:

- Things To Do (Outdoors & Nature)
- Things To Do (Rainy Days & Indoor Fun)
- Things To Do (Kid-Friendly & Family Fun)
- Day Trips & Places To Visit

### 5 Helpful Extras & Goodbye:

- Tips For Your Stay
- Before You Go Checkout Checklist
- Leave Us A Review



Hi and Welcome!

I'm Jessica Delaney, your host here in sunny Fort Lauderdale. I was born and raised right here in South Florida and can't imagine living anywhere else. With its year-round sunshine, vibrant culture, and laid-back beach lifestyle, Fort Lauderdale has always held a special place in my heart. I'm so excited to share it with you. Whether you're here for a family getaway, a romantic weekend, or a work trip with a view, I've designed this space to help you feel relaxed, comfortable, and totally at home.

As an Airbnb Superhost with over 30 properties across the region, hospitality is my full-time passion. I've spent the last several years curating guest-ready homes that combine modern comfort with the kind of local flair you just can't find in a hotel. My team and I are always just a message away if you need anything during your stay, from restaurant recommendations to help with check-in. I hope your time here is full of great memories, and I'm honored to be a small part of your South Florida adventure.



phone: 954-555-0173

email: [jessica@coastalretreatstays.com](mailto:jessica@coastalretreatstays.com)



# "Color Story" WELCOME BOOK

## STYLE B - "COLOR STORY"

(features bold accent colors and full-color overlays)

This Welcome Book is a Fully Custom Design, created using your property's own photos, with the option to incorporate select stock images for added context or local flair.

## CUSTOM WELCOME BOOK

(MIX OF CLIENT PHOTOS, STOCK PHOTOS + COLOR TWEAKS)

Our most popular option! Choose Template B and we'll fully customize it using your high-resolution property photos and adjust the color palette to match your home's aesthetic.

### WHAT'S INCLUDED:

- Your content and photos inserted into Template B
- Replacement of some stock images with your property photos
- Custom color palette to reflect your home's branding
- Layout refinements for content flow
- One round of revisions

**DESIGN FEE: \$270**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**





# Things To Do..... for kids & adults



1

## SPEND THE DAY AT FORT LAUDERDALE BEACH

This iconic stretch of coastline offers soft sand, turquoise water, and a wide promenade perfect for strolling, roller-blading, or just relaxing by the ocean. You'll find umbrella rentals, beachside restaurants, and plenty of spots to enjoy the Florida sun.

## WATER SPORTS HUGH TAYLOR BIRCH STATE PARK

Nestled between the Atlantic Ocean and the Intracoastal Waterway, this 180-acre park offers shaded walking trails, kayak and paddleboard rentals, a freshwater lagoon, and even guided tours. It's a serene natural escape right in the heart of the city.



3

## STROLL THE RIVERWALK ARTS DISTRICT

Take a walk along the scenic Riverwalk, which winds along the New River through downtown Fort Lauderdale. Enjoy waterfront views, live music, public art, and access to attractions like the Stranahan House and the Broward Center for the Performing Arts. It's perfect for a peaceful afternoon or evening out.

## EXPLORE FLAMINGO GARDENS WILDLIFE SANCTUARY

Located just west in Davie, this lush sanctuary is home to flamingos, panthers, alligators, and hundreds of native plants. Meander through botanical gardens, view wildlife exhibits, and visit the historic 1930s Wray Home for a peaceful and educational experience.



4



2

# Day Trips..... & places to visit

Discover Fort Lauderdale with a variety of guided tours and excursions offering unforgettable experiences on land and water.

## EVERGLADES AIRBOAT TOURS

Ride a high-speed airboat through the Everglades and see alligators, birds, and native wildlife. Hotel pickup is often included.

**Address:** 1006 North U.S. Highway 27, Weston, FL 33327

**Phone:** (954) 389-0202

## RIVERFRONT GONDOLA TOUR

Float through Fort Lauderdale's scenic canal system in a Venetian style gondola. Ideal for couples or small groups.

**Location:** Las Olas waterfront (departure from Jungle Queen Riverboat at Bahia Mar Yachting Center)

**Address:** 801 Seabreeze Blvd, Fort Lauderdale, FL 33316

**Phone:** (954) 462-5596

## JUNGLE QUEEN RIVERBOAT CRUISE

Enjoy a narrated sightseeing cruise on the New River with views of Millionaire's Row and mega-yachts. Dinner cruise with island show available.

**Address:** Bahia Mar Yachting Center, 801 Seabreeze Blvd, Fort Lauderdale, FL 33316

**Phone:** (954) 462-5596

## PRIVATE YACHT OR BOAT CHARTERS

Explore the Intracoastal Waterway or Biscayne Bay aboard a private boat or charter. Options include half-day or full-day itineraries for up to 20 guests.

**Address:** Coastal Yacht Tours, 620 SE 4th Street (Behind Boat-house Restaurant), Fort Lauderdale, FL 33301

**Phone:** (954) 837-3860

## SNORKELING AND GLASS BOTTOM BOAT TOURS

See South Florida's coral reefs without diving gear via glass bottom boat or guided snorkeling. No certification required.

**Address:** South Florida Diving Headquarters, 101 N Riverside Dr., Pompano Beach, FL 33062

**Phone:** Toll free (800) 771-3483 or (954) 783-2299



1



2



3



4



5



# About The House

## designed for your escape



**WELCOME TO OUR BEAUTIFULLY DESIGNED AIRBNB LISTING IN FORT LAUDERDALE, CURATED BY AN AWARD-WINNING DESIGNER.**

**This colorful and cheerful condo** features bold splashes of orange, teal, and navy, creating a fresh and fun vibe throughout.

**Thoughtfully furnished and fully stocked**, the space includes a modern kitchen with everything you need, including drip coffee maker with Keurig options, blender, and all-new appliances for easy meals or smoothies on the go. Sleep soundly on a king size memory foam hybrid mattress in the primary suite, and let the kids enjoy their own adorable bunk bed setup.

**You're just minutes from the beach, restaurants, and nightlife**, and the Freebee shuttle stops right at the end of the street for quick, free rides downtown and back!

**Designed for both style and comfort**, each bedroom includes USB charging ports, black-out drapes, and hotel-quality linens for a truly relaxing stay.



# House Guide

## need to know info



### 4 BEDROOMS

The home includes four beautifully furnished bedrooms with fresh linens.



### SAFE

A personal safe is located in the master bedroom closet for valuables.



### KEYPAD LOCK

The front door is equipped with a secure keypad for easy self check-in.



### SLEEPER SOFA

The living room sofa pulls out into a comfortable bed for extra guests.



### WI-FI

High-speed Wi-Fi is available throughout the home for your convenience.



### POOL

Enjoy the private backyard pool, perfect for relaxing or a quick swim.



### 3 BATHROOMS

There are three full bathrooms stocked with towels and starter toiletries.



### WASHER & DRYER

A washer and dryer are available for your use in the laundry area.



### NO SMOKING

Smoking is not permitted anywhere inside the home.





# House Rules.....

1

## NO SMOKING INDOORS

Smoking is strictly prohibited inside the home. Guests may use the designated outdoor area. A \$250 cleaning fee will apply if smoke is detected indoors.

2

## NO PARTIES OR EVENTS

Out of respect for the property and neighbors, parties or events are not permitted at any time.

3

## NO PETS ALLOWED

We love animals, but unfortunately, pets are not allowed in the home. This helps us maintain a clean and allergy-friendly space for all guests.

4

## QUIET HOURS: 7 PM – 8 AM

Please keep noise to a minimum between 7:00 PM and 8:00 AM to ensure a peaceful environment for everyone in the neighborhood.

5

## REGISTERED GUESTS ONLY

Only guests listed on the reservation are permitted to stay overnight. Please notify us in advance if you need to make changes.

6

## TREAT THE HOME WITH RESPECT

Please treat the home as if it were your own. If anything gets damaged or broken, just let us know so we can address it quickly and fairly.



# Emergency Info

## stay informed & stay safe

In the event of a medical, fire, or weather emergency, use the information below to act quickly and responsibly.



### HOST CONTACT:

Marcus & Talia Greene – (954) 620-1894



### NEAREST HOSPITAL:

Holy Cross Health 24/7 Emergency Room  
4725 N Federal Hwy, Fort Lauderdale, FL 33308  
Phone: (954) 771-8000



### OAKLAND PARK FIRE DEPARTMENT:

Oakland Park Fire Rescue  
301 NE 38th Street, Oakland Park, FL 33334  
Phone: (954) 630-4550



### IN CASE OF EMERGENCY:

DIAL 911 for police, fire, or medical assistance.



### NEAREST WALK-IN CLINIC:

Broward Health Urgent Care  
1625 SE 3rd Ave, Fort Lauderdale, FL 33316  
Phone: (954) 759-7500



### BROWARD SHERIFF'S OFFICE:

Oakland Park District  
5399 N Dixie Highway, Oakland Park, FL 33334  
Non-Emergency: (954) 202-3131  
Emergency: Call 911



### HURRICANE & SEVERE WEATHER EVACUATION:

In the event of a hurricane or other extreme weather threat, please monitor local emergency broadcasts and alerts. Have a hurricane preparedness plan in place, including evacuation routes, emergency supplies, and a communication plan with family or guests.

### ALL OCCUPANTS MUST PROMPTLY EVACUATE UPON ANY EVACUATION ORDER ISSUED BY STATE OR LOCAL AUTHORITIES.

Evacuation shelters and updates will be announced by Broward County Emergency Management.

For real-time updates, visit [www.broward.org/hurricane](http://www.broward.org/hurricane).



# "Modern Coastal" WELCOME BOOK

## STYLE C - "MODERN COASTAL"

(large image forward layout, text plays supporting role)

This Welcome Book is an All-Stock Design,  
featuring high-quality lifestyle and travel photography throughout.  
Ideal for fast turnaround or properties without professional photos.

### SEMI-CUSTOM WELCOME BOOK (STOCK PHOTOGRAPHY ONLY)

A 24-page welcome book using your written content and pre-selected stock images.

Chose Template C for a professionally designed look.

Clean, and far more polished than any DIY or drag-and-drop options.

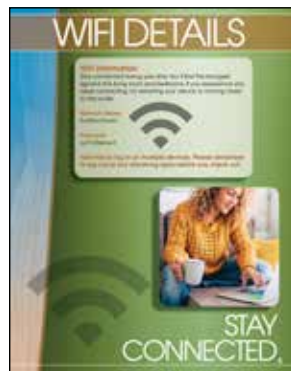
#### WHAT'S INCLUDED:

- Your content inserted into Template C
- Professionally selected stock photography (not replaced or customized)
- Layout adjustments to fit your content
- One round of revisions

**DESIGN FEE: \$170**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**



# THE SURF & STAY RETREAT

Where Coastal  
Comfort Meets  
Easy-Living  
Vibes

WELCOME



# ARRIVAL & EXIT

## Check-In & Check-Out Info

We're so excited to welcome you! Below is everything you need to know for a smooth arrival and departure.

### Check-In Time: 3:00 PM

Your home will be ready for you at 3 PM. We kindly ask that you do not arrive early so our team has time to prepare everything for your stay.

### Check-Out Time: 4:00 PM

Check-out is at 4 PM. A late check-out may affect our ability to prepare the home for the next guest, so we thank you for staying on schedule.

### Before leaving, please take a quick look at the "Before You Go" checklist

to help us get the space ready for the next guest. If you need help or have questions, we're just a message away.

**We hope you enjoy your stay and feel right at home. Thank you for choosing us!**

## CHECK-IN & CHECK-OUT

# WIFI DETAILS

## WiFi Information:

Stay connected during your stay. You'll find the strongest signal in the living room and bedrooms. If you experience any issues connecting, try restarting your device or moving closer to the router.

**Network Name:**  
SurfStayGuest

**Password:**  
surf123beach

**Feel free to log in on multiple devices. Please remember to log out of any streaming apps before you check out.**



## STAY CONNECTED



# RELAX & ENJOY

## General Comfort Tips:

- Extra blankets and pillows are stored in the hall closet.
- Ceiling fans work best on medium setting with A/C at 72 for cool airflow.
- The blackout curtains work best when drawn from the center outward.

## Bathroom & Essentials:

- We've stocked the bathrooms with starter toiletries and extra toilet paper.
- Hairdryer is in the vanity drawer.
- Towels for beach or pool use are located in the basket by the door.

## Power & Devices:

- Outlets with USB ports are located in the bedrooms and living room.
- The WiFi is strongest in the living room and bedrooms.

## Kitchen & Food Notes:

- Ice maker is on and will refill automatically.

## Housekeeping Tips:

- A broom and dustpan are in the laundry closet.
- If you spill something on the rug or upholstery, use the stain remover under the kitchen sink.

## Thermostat Tip:

- The A/C works best when set between 72 and 75 degrees. For even cooling, keep interior doors open and ceiling fans on low or medium. Please avoid setting the thermostat below 70, as it may cause the system to freeze.

## Quiet Hours / Neighbors:

- Please respect quiet hours from 10 PM to 8 AM.
- Our neighbors are friendly, and we'd like to keep it that way.

## Parking Reminders:

- Please park in the driveway or designated guest spots only.
- Do not block other driveways or sidewalks.

## Beach Day Extras:

- Beach chairs, umbrella, and cooler are in the storage closet by the back patio.
- Rinse sandy feet before entering, there's a hose on the side of the house.

## Troubleshooting or FAQ:

- If the A/C doesn't respond, make sure the thermostat is set to "Cool" not "On."
- If the TV freezes, unplug for 10 seconds, then power back on.

TIPS FOR  
YOUR STAY

# CHECKOUT LIST

## Before You Go Checklist:

We hope you had a wonderful stay. To help us prepare the home for the next guests, please take a moment to complete the quick checklist below before you check out:

- Place all used towels in the bathtub or laundry basket.
- Load and run the dishwasher (no need to unload).
- Empty the fridge and freezer of any leftover food.
- Take out all trash and recycling to the designated bins.
- Return any moved furniture or decor to its original place.
- Double-check drawers, closets, and outlets for personal items.
- Turn off all lights, TVs, and ceiling fans.
- Set thermostat to 74 degrees.
- Make sure all doors and windows are securely closed.

BEFORE  
YOU GO



# WHERE TO SHOP

# THE KITCHEN

## Quick Shopping Tips...

All four locations offer delivery or pickup if you prefer to order in. Publix stores typically stay open until around 10 PM. Sprouts opens bright and early at 7 AM, and Trader Joe's hours generally start at 8 AM.

## Publix SuperMarket

**3400 N Federal Hwy,  
Fort Lauderdale, 33306**

This full-service supermarket is just a short drive south from Oakland Park Blvd. It offers a wide selection of fresh produce, deli made-to-order subs, seafood, bakery goods, and household products.

## Sprouts Farmers Market

**700 E Oakland Park Blvd,  
Oakland Park, 33334**

Just east of Federal Hwy, Sprouts is ideal if you're looking for fresh, organic produce, specialty health foods, deli items, and bulk goods. The store also offers Instacart pickup and delivery for added convenience.

## Whole Foods Market

**2000 N Federal Hwy,  
Fort Lauderdale, FL 33305**

Located just north of Oakland Park Boulevard, this spacious Whole Foods Market offers high-quality groceries, organic produce, fresh seafood, deli-made meals, and natural pantry staples. Guests will also find a coffee bar, artisanal cheeses, and a variety of local and specialty products. Prime members receive exclusive discounts and have access to free two-hour grocery delivery. The store is open daily from 8 AM to 10 PM.

## Trader Joe's

**1560 N Federal Hwy,  
Fort Lauderdale, 33304**

Trader Joe's is a short drive south from Oakland Park Blvd. It's great for staples like milk, cheese, snacks, frozen meals, wines, and unique TJ's branded items. Known for friendly staff and affordable prices, this is a favorite among locals.

## Things To Know:

We hope you had a wonderful stay. To help us prepare the home for the next guests, please take a moment to complete the quick checklist below before you check out:

- Whether you're cooking a full meal or just enjoying your morning coffee, our kitchen is stocked and ready to make you feel at home.
- We've provided the essentials to make your stay as convenient as possible. You'll find dish soap, a fresh sponge, trash bags, and dishwasher pods under the sink.
- Feel free to use any items labeled for guest use, including basic spices, olive oil, and condiments in the fridge.
- If you use the Keurig, a starter set of pods is included, but you're welcome to bring your favorite flavors.
- Please use trivets or hot pads when placing hot items on the countertops, and always turn off the stove or oven when finished.
- If you run low on supplies or notice anything missing or not working, let us know so we can take care of it right away.

## Appliances Provided:

- Full-size refrigerator with freezer
- Electric range and oven
- Microwave
- Dishwasher (pods under sink)
- Toaster
- Blender
- Keurig coffee maker
- Electric kettle

## Cookware & Essentials:

- Pots and pans
- Baking sheet and casserole dish
- Mixing bowls
- Cutting boards and chef's knife
- Cooking utensils such as spatulas, tongs, ladle, and whisk
- Measuring cups and spoons
- Colander and salad spinner
- Wine opener and bottle opener
- Salt, pepper, and basic spices
- Dish soap, sponge, and drying rack

# QUICK SHOPPING TIPS

# THINGS TO KNOW



# “Structured Minimalist” WELCOME BOOK

## STYLE D - “STRUCTURED MINIMALIST”

(highly ordered design with lots of white space)

**This Welcome Book is a Hybrid Design,**

combining your property's own photos with carefully selected stock images.

Client-provided photography is required to showcase the home, while stock images may be used to enhance sections like Things to Do or Local Tips.

**Colors are fully customizable to coordinate with your property's palette and branding.**

## CUSTOM WELCOME BOOK (MIX OF CLIENT PHOTOS & STOCK PHOTOGRAPHY)

A 24-page welcome book using your written content, and a hybrid of images

Chose template D for a professionally designed look.

Clean, and far more polished than any DIY or drag-and-drop options.

### WHAT'S INCLUDED:

- Your content inserted into Template D
- Professionally selected stock photography mixed with Client Photos
- Layout adjustments to fit your content
- One round of revisions

**DESIGN FEE: \$270**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**



# the Blue Water Bungalow





# Where To Shop

Stock your kitchen with fresh food, snacks, beverages, or cooking essentials - right around the corner from the house.

1

## Publix SuperMarket (Coral Shopping Center)

3400 N Federal Hwy, Fort Lauderdale, 33306

This full-service supermarket is just a short drive south from Oakland Park Blvd. It offers a wide selection of fresh produce, deli made-to-order subs, seafood, bakery goods, and household products.

2

## Whole Foods Market

Located just north of Oakland Park Boulevard, this spacious Whole Foods Market offers high-quality groceries, organic produce, fresh seafood, deli-made meals, and natural pantry staples. Guests will also find a coffee bar, artisanal cheeses, and a variety of local and specialty products. The store is open daily from 8 AM to 10 PM.

3

## Sprouts Farmers Market

700 E Oakland Park Blvd, Oakland Park, 33334

Just east of Federal Hwy, Sprouts is ideal if you're looking for fresh, organic produce, specialty health foods, deli items, and bulk goods. The store also offers Instacart pickup and delivery for added convenience.

4

## Trader Joe's

1560 N Federal Hwy, Fort Lauderdale, 33304

Trader Joe's is a short drive south from Oakland Park Blvd. It's great for staples like milk, cheese, snacks, frozen meals, wines, and unique TJ's branded items. Known for friendly staff and affordable prices, this is a favorite among locals.

## Quick Shopping Tips...

All four locations offer delivery or pickup if you prefer to order in. Publix stores typically stay open until around 10 PM. Sprouts opens bright and early at 7 AM, and Trader Joe's hours generally start at 8 AM. If you plan to cook during your stay, these stores will cover everything from fresh seafood to pantry staples and specialty ingredients.



# The Kitchen



## appliances provided:

Full-size refrigerator with freezer  
Electric range and oven  
Microwave  
Dishwasher (pods under sink)  
Toaster  
Blender  
Keurig coffee maker  
Electric kettle

## cookware & essentials:

Pots and pans  
Baking sheet and casserole dish  
Mixing bowls  
Cutting boards and chef's knife  
Cooking utensils such as spatulas, tongs, ladle, and whisk  
Measuring cups and spoons  
Colander and salad spinner  
Wine opener and bottle opener  
Salt, pepper, and basic spices  
Dish soap, sponge, and drying rack

## things to know...

★ Whether you're cooking a full meal or just enjoying your morning coffee, our kitchen is stocked and ready to make you feel at home.

★ We've provided the essentials to make your stay as convenient as possible. You'll find dish soap, a fresh sponge, trash bags, and dishwasher pods under the sink.

★ Feel free to use any items labeled for guest use, including basic spices, olive oil, and condiments in the fridge.

★ If you use the Keurig, a starter set of pods is included, but you're welcome to bring your favorite flavors.

★ Please use trivets or hot pads when placing hot items on the countertops, and always turn off the stove or oven when finished.

★ If you run low on supplies or notice anything missing or not working, let us know so we can take care of it right away.



# Casual Dining

Stock your kitchen with fresh food, snacks, beverages, or cooking essentials - right around the corner from the house.

## Whether you're in flip-flops...

or just coming back from the beach, Fort Lauderdale is full of laid back local favorites that never sacrifice flavor. From dockside bites to neighborhood gems, these casual spots are perfect for easygoing meals with great vibes. No dress code, no stress, just good food and a relaxed atmosphere



**Southport Raw Bar**  
1551 SE 17th Street  
(near Port Everglades),  
Fort Lauderdale, FL 33316  
Phone: (954) 525-2526  
Laid-back waterfront atmosphere, famous for fresh oysters, peel-and-eat shrimp and classic Old-Florida hospitality.

1

**The Foxy Brown**  
476 N Federal Highway,  
Fort Lauderdale, FL 33301  
Phone: (754) 200-4236  
Comfort food favorite; known for brunch, burgers, and inventive dishes in a warm neighborhood eatery.

3

**Louie Bossi**  
1032 E Las Olas Boulevard,  
Fort Lauderdale, FL 33301  
Phone: (954) 467-7773  
Italian-inspired dishes, riverside patio, homemade pasta, lively yet relaxed Las Olas favorite.

5

**Rustic Inn Crabhouse**  
4331 Anglers Avenue,  
Fort Lauderdale, FL 33312  
Phone: (954) 584-1637  
An iconic canal front crab shack serving garlic crab, conch fritters and local seafood in a fun, casual setting.

2

**Coconuts**  
429 Seabreeze Boulevard,  
Fort Lauderdale, FL 33316  
Phone: (954) 525-3003  
Oceanfront casual spot with seafood, sandwiches, and scenic dockside views.

4

**G&B Oyster Bar**  
350 E Las Olas Boulevard,  
Fort Lauderdale, FL 33301  
Phone: (954) 462-8221  
Great oysters, seafood dishes and cocktails in a stylish casual setting on Las Olas.

6

# Upscale Dining

Each restaurant offers something special, from ocean views to chef-driven menus. Ideal for a stylish night or memorable meal.

**Steak 954**  
401 N Fort Lauderdale  
Beach Boulevard,  
Fort Lauderdale, FL 33304  
Phone: (954) 414-8333  
Refined seafood and steakhouse concept offering panoramic water views, valet service and chef-driven menus.

1

**Eddie V's Prime Seafood**  
100 E Las Olas Boulevard,  
Fort Lauderdale, FL 33301  
Phone: (954) 468-3583  
Upscale seafood and steakhouse featuring live jazz, creative cocktails, and a top-rated wine list in an elegant Downtown setting.

3

**Ocean Prime**  
171 Las Olas Circle,  
Fort Lauderdale, FL 33316  
Phone: (954) 302-3838  
Expansive waterfront dining spot offering steak and seafood with panoramic Intracoastal views, refined service, valet parking, and indoor-outdoor terraces.

2

**MAASS**  
525 N Fort Lauderdale  
Beach Boulevard,  
Fort Lauderdale, FL 33304  
Phone: (954) 256-0000  
Chef driven contemporary American cuisine with open fire hearth cooking, tasting menus, at the Four Seasons.

4

**Timbr**  
15 W Las Olas Boulevard,  
Fort Lauderdale, FL 33301  
Phone: (954) 787-5449  
Immersive modern American dining in a stylish downtown Las Olas venue featuring creative plating, craft cocktails, and atmospheric spaces under a glass pyramid ceiling.

5

**The Capital Grille**  
2430 E Sunrise Boulevard,  
Fort Lauderdale, FL 33304  
Phone: (954) 446-2000  
Classic upscale steakhouse known for dry-aged steaks, an extensive wine list, and polished service in a stately Coral Ridge setting.

6



## If you're looking to elevate your evening...

Fort Lauderdale's upscale dining scene delivers refined flavors in stunning settings. From polished waterfront views to chef driven tasting menus, these restaurants offer a more luxurious experience for date nights, celebrations, or simply treating yourself. Make a reservation, dress the part, and enjoy every delicious detail.



# "The Cozy Cabin" WELCOME BOOK

## STYLE E - "THE COZY CABIN"

(warm, rustic layout with natural textures and cozy charm)

This Hybrid Welcome Book Design blends your cabin photos with curated rustic stock images to highlight sections like Local Trails or Things to Do. This sample includes two spreads of color palettes inspired by natural wood and mountain tones.

## SEMI-CUSTOM WELCOME BOOK

### (MIX OF CLIENT PHOTOS, STOCK PHOTOS + COLOR TWEAKS)

A 24-page welcome book using your written content and pre-selected stock images. Choose Template E, professionally designed, clean, and far more polished than any DIY or drag-and-drop options.

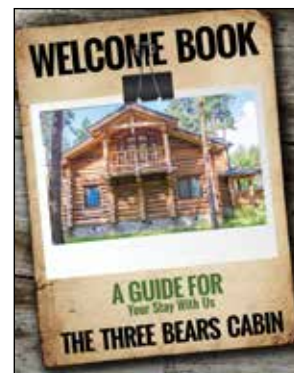
#### WHAT'S INCLUDED:

- Your content inserted into Template E
- Professionally selected stock photography (not replaced or customized)
- Layout adjustments to fit your content
- One round of revisions

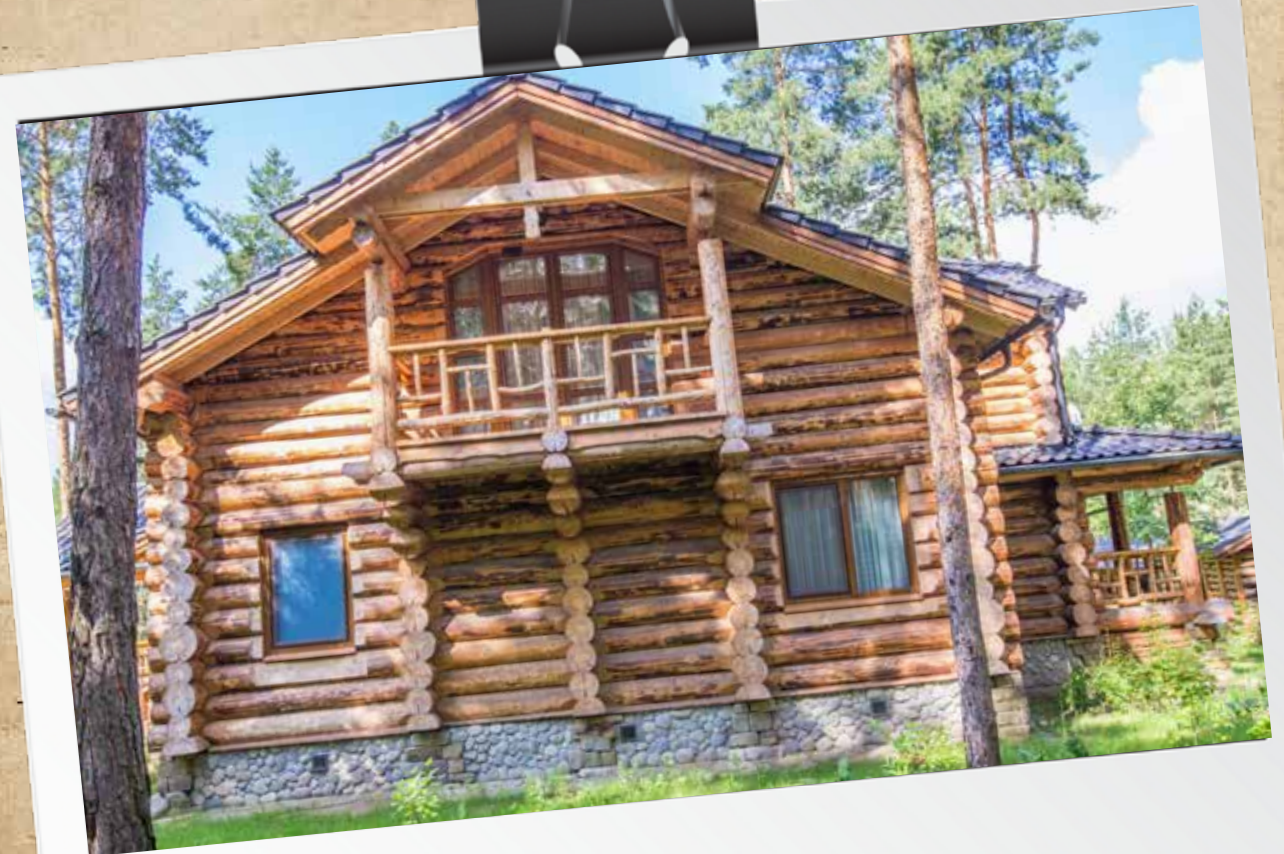
DESIGN FEE: \$170

Printed Book: \$75 each (includes printing + shipping)

Recommended: Order 3+ copies for backup or rotation



# WELCOME BOOK



A GUIDE FOR  
Your Stay With Us

# THE THREE BEARS CABIN





## TABLE OF CONTENTS:

1

### PROPERTY ESSENTIALS:

- Table Of Contents
- Meet The Hosts
- Check-In & Check-Out Instructions
- WiFi & Tech Information
- House Rules & About The House

2

### SAFETY & SUPPORT:

- Emergency Information
- Important Property Information
- Hurricane & Evacuation Information

3

### LOCAL AREA GUIDE:

- Local Shopping
- The Kitchen
- Casual Restaurants
- Upscale Restaurants
- Bars, Breweries & Wineries

4

### THINGS TO DO & PLACES TO VISIT:

- Things To Do (Outdoors & Nature)
- Things To Do (Rainy Days & Indoor Fun)
- Things To Do (Kid-Friendly & Family Fun)

5

### HELPFUL EXTRAS & GOODBYE:

- Tips For Your Stay
- Before You Go Checkout Checklist
- Leave Us A Review

## Welcome To The THREE BEARS CABIN

# MEET YOUR HOST...

### WELCOME TO THE MOUNTAINS!

I'm Jessica Delaney, your host here in the beautiful Smoky Mountains of Tennessee.

I grew up surrounded by these scenic ridges and peaceful valleys, and I'm still in awe of their charm every single day. With their misty mornings, cozy evenings, and endless outdoor adventures, the Smokies are truly one of a kind, and I'm thrilled to share a little piece of that magic with you.

Whether you're here for a romantic escape, a family retreat, or simply to unwind and reconnect with nature, I've designed this cabin to feel like your own private hideaway - warm, comfortable, and filled with thoughtful touches to make your stay special.

As an Airbnb Superhost with multiple properties throughout the Smoky Mountain region, hospitality is more than my job, it's my passion. My team and I are always just a message away if you need anything at all, from hiking trail tips to local dining favorites. I hope your time here is restful, inspiring, and filled with memories you'll cherish long after you leave.

**WELCOME TO YOUR MOUNTAIN  
GETAWAY! I'M SO HAPPY TO  
HAVE YOU HERE.**







## HOUSE RULES:

1

### NO SMOKING INDOORS

Smoking is strictly prohibited inside the home. Guests may use the designated outdoor area. A \$250 cleaning fee will apply if smoke is detected.

2

### NO PARTIES OR EVENTS

Out of respect for the property and neighbors, parties or events are not permitted at any time.

3

### NO PETS ALLOWED

We love animals, but unfortunately, pets are not allowed in the home. This helps us maintain a clean and allergy friendly space for all guests.

4

### QUIET HOURS: 7PM - 8AM

Please keep noise to a minimum between 7:00 PM and 8:00 AM to ensure a peaceful environment for everyone in the neighborhood.

5

### REGISTERED GUESTS ONLY

Only guests listed on the reservation are permitted to stay overnight. Please notify us in advance if you need to make changes.

6

### TREAT THE HOME WITH RESPECT

Please treat the home as if it were your own. If anything gets damaged or broken, just let us know so we can address it quickly and fairly.

## A FRIENDLY REMINDER

If you run into any issues, just contact us and we'll be happy to assist

## APPLIANCES:

### AIR CONDITIONING & THERMOSTAT:

- The home has central air conditioning.
- The Nest thermostat is located in the hall way. Turn the dial to adjust the temperature.
- Please keep the A/C set no lower than 72 degrees to avoid over working the system.
- Make sure doors and windows are closed while the A/C is running.

### WASHER & DRYER:

- The laundry area is in the hallway closet.
- Please only run full loads and use HE (High Efficiency) detergent.
- For the washer: turn the dial to your desired setting, add detergent directly to the drum, then press "Start."
- For the dryer: clean the lint trap before each use, choose the correct setting, and press "Start."

### DISHWASHER:

- Located to the right of the sink.
- Load dishes face down, add dishwasher detergent pod to the compartment inside the door.
- Press "Normal" and then "Start."

### COFFEE MAKER:

- The home has a Keurig single-serve coffee machine.
- Fill the side reservoir with filtered water.
- Insert a pod, close the lid, and press the "Brew" button.
- Mugs and extra pods are located in the cabinet above.





# "The Essentials Layout" WELCOME BOOK

## STYLE F - "THE ESSENTIALS LAYOUT"

(compact, efficient layout with icons and lists)

This Hybrid Welcome Book Design combines your own property photos with curated stock images to enhance sections like Local Attractions or Things to Do.

Colors are fully customizable to match your property's style, and this sample includes two spreads of suggested palettes tailored to the designs shown.

### CUSTOM WELCOME BOOK (MIX OF CLIENT PHOTOS, STOCK PHOTOS + COLOR TWEAKS)

A 24-page welcome book using your written content and pre-selected stock images.

Choose Template F for a professionally designed look.

Clean, and far more polished than any DIY or drag-and-drop options.

#### WHAT'S INCLUDED:

- Your content inserted into Template F
- Professionally selected stock photography (not replaced or customized)
- Layout adjustments to fit your content
- One round of revisions

**DESIGN FEE: \$270**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**



#### FULLY CUSTOMIZABLE COLOR PALETTE



## Welcome To THE GOLDEN FIG



1834 Banyan Grove Lane, Fort Lauderdale, FL 33316

HOSTED WITH LOVE BY SEABREEZE STAYS VACATION RENTALS





# ABOUT THE HOUSE

**W**elcome to our brand-new, beautifully designed Airbnb listing in Delray Beach, curated by an award-winning designer. This trendy, boho-chic home boasts a serene neutral color palette and luxurious attention to detail.

The home features luxe décor, high-end finishes, and a fully equipped kitchen with everything you need to prepare gourmet meals or bake desserts. Enjoy a drip coffee maker with Keurig options, a blender for your smoothies, and all-new appliances. Rest easy on brand-new, memory foam hybrid mattresses.

Convenient location with a free shuttle picking up at the end of the street. Download FreeBee for a free ride to and from the Beach and the core of downtown!

Come experience the ultimate blend of style, comfort, and family fun in this brand-new, Delray Beach retreat! The split floor plan offers privacy, and each bedroom has USB charging ports and blackout drapes for a restful night's sleep. Hotel-quality luxury linens ensure maximum comfort.

# HOUSE GUIDE

A few quick facts to help you get settled in



## 4 BEDROOMS

The home includes four beautifully furnished bedrooms with fresh linens.



## SLEEPER SOFA

The living room sofa pulls out into a comfortable bed for extra guests.



## 3 BATHROOMS

There are three full bathrooms stocked with towels and starter toiletries.



## SAFE

A personal safe is located in the master bedroom closet for valuables.



## WI-FI

High-speed Wi-Fi is available throughout the home for your convenience.



## WASHER & DRYER

A washer and dryer are available for your use in the laundry area.



## KEYPAD LOCK

The front door is equipped with a secure keypad for easy self check-in.



## POOL

Enjoy the private backyard pool, perfect for relaxing or a quick swim.



## NO SMOKING

Smoking is not permitted anywhere inside the home.





# GOLF

Tee Times to remember: public courses from affordable to luxe

Whether you’re looking to stay under budget or splurge on a championship course, the Fort Lauderdale area offers great golf across the spectrum. Below are some of the best public access options, ranging from affordable local favorites to resort-style courses worth an upgrade.

## Affordable Public Courses:

### DAVIE GOLF CLUB

8201 Nova Drive, Davie, FL 33324 | Phone: (954) 475-1962  
An 18-hole, par-71 course known for its scenic layout and excellent value. Often priced under \$80 on weekdays, it delivers well-maintained greens and native landscaping without the high fees.

### PLANTATION PRESERVE GOLF COURSE & CLUB

7050 W Broward Boulevard, Plantation, FL 33317 | Phone: (954) 585-5020  
A popular daily-fee facility with five tee options and wide fairways. Weekend rates typically range from \$99-\$125 for out-of-state players, offering a challenging yet accessible golf experience. without the high fees.

### POMPANO BEACH GOLF CLUB

1801 NE 6th Street, Pompano Beach, FL 33060 | Phone: (954) 786-4142  
Two 18-hole public courses with recent renovations. Rates generally fall under \$80-\$100 and the setting near the airport and beach makes it a scenic and budget-friendly option.



## Mid-to-High-End Courses:

### DEER CREEK GOLF CLUB

4600 Deer Creek Country Club Blvd, Deerfield Beach, FL 33442  
Phone: (954) 722-7880  
A championship layout designed by Arthur Hills. Known for its rolling terrain and fast greens, this course hosts tournaments and provides a polished golf experience for around \$115-\$125.

### JACARANDA GOLF CLUB - EAST COURSE

9200 W Broward Boulevard, Plantation, FL 33324 | Phone: (954) 472-5836  
Well-rated championship course with tropical water features and immaculately maintained fairways. Out-of-town guests pay around \$150-\$180 for a round, making it a premier but still accessible choice.

# BARS, BREWERIES & WINE BARS



From craft breweries to rooftop bars and cozy wine spots, Fort Lauderdale offers something for every taste. Here are a few local favorites to sip and savor during your stay.

## Breweries:

### FUNKY BUDDHA BREWERY

1201 NE 38th Street, Oakland Park, FL 33334  
Phone: (954) 440 0046  
Popular brewery with 25+ beers on tap, a full kitchen, and a lively taproom.

### LAUDERALE BREWERY

3305 SE 14th Avenue, Fort Lauderdale, FL 33316  
(754) 779-7470  
Small brewery with outdoor seating, rotating food trucks, and tropical-inspired ales.

### INVASIVE SPECIES BREWING

726 NE 2nd Avenue, Fort Lauderdale, FL 33304  
(754) 666-2687  
Creative craft brews, funky decor, and daily food trucks in a local hangout.

## Wine Bars:

### VINOS WINE BAR

922 E Las Olas Blvd, Fort Lauderdale, FL 33301  
(954) 765-6730  
Relaxed wine spot with a wide selection by the glass or bottle and a lively taproom.

### REBEL WINE BAR

837 NE 3rd Avenue, Fort Lauderdale, FL 33304  
(954) 338-3004  
Cozy wine bar offering tastings, events, and boutique-style charm.

## Bars:

### THE WILDER

701 E Broward Boulevard, Fort Lauderdale, FL 33301  
(954) 918-7212  
Popular brewery with 25+ beers on tap, a full kitchen, and a lively taproom.

### NO MAN’S LAND

666 N Federal Highway, Fort Lauderdale, FL 33304  
(754) 200-4555  
Moody, speakeasy-style spot with unique cocktails and small plates.

### SPARROW ROOFTOP BAR

299 N Federal Highway, Fort Lauderdale, FL 33301  
(954) 945-9100  
Rooftop bar with city views, creative drinks, and chic vibes.







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The front door is equipped with a secure keypad for easy self check-in.



### POOL

Enjoy the private backyard pool, perfect for relaxing or a quick swim.



### NO SMOKING

Smoking is not permitted anywhere inside the home.





# CUSTOM DESIGNED WELCOME BOOKS

## WHY THESE BOOKS STAND OUT:

- This is not a template you download and struggle to build yourself in Canva. This is a fully done for you, high end guest guide created by a Professional Designer.
- Every detail, from the layout and image placement to the tone and typography is crafted to match your home's personality, your guest experience goals, and your property's level of quality.
- Whether your home is a beachy retreat, urban condo, or mountain hideaway, your welcome book will feel like it truly belongs.

## WHAT'S INCLUDED IN YOUR 24-PAGE WELCOME BOOK:

Each welcome book is thoughtfully structured into four sections that guide your guests from arrival to departure. Whether you choose a semi-custom or custom design, every page is tailored for clarity, ease of use, and elevated presentation.

*Additional pages and information available upon request.*

### SECTION 1: WELCOME & PROPERTY ESSENTIALS:

- Front Cover
- Table of Contents
- Meet the Hosts & Welcome Message
- Check-In / Check-Out Instructions
  - WiFi & Tech Info
  - House Rules
- Appliance + Electronics How-To's

### SECTION 2: SAFETY & SUPPORT:

- Emergency Information (includes Hurricane evacuation details)
- Important Property Info (Includes items like Trash & Recycling)

### SECTION 3: LOCAL AREA GUIDE:

- Local Grocery Shopping
- Restaurants (Casual & Upscale)
- Bars, Breweries & Wine Bars
- Things to Do @ 2 pages (Outdoor & Nature)
  - Things to Do (Rainy Day & Indoor Fun)
  - Things to Do (Kid-Friendly or Family Fun)
    - Places to Golf
- Day Trips & Places to Visit

### SECTION 4: HELPFUL EXTRAS & GOODBYE:

- Tips for Your Stay
- Before You Go Checkout Checklist
  - Leave Us a Review
- Back Cover (Blank Or Your logo, website, contact info, and social media handles)



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This welcome book was created for this property. Content and layout may not be reproduced, copied, or distributed without written permission.

## WELCOME BOOK PACKAGES & PRICING

Choose from six professionally designed options to suit your needs and photography:

### 1. CUSTOM WELCOME BOOK (MIX OF CLIENT PHOTOS & STOCK PHOTOGRAPHY)

A 24-page welcome book using your written content and pre-selected stock images.

Choose from Template A, C or E, both professionally designed, clean, and far more polished than any DIY or drag-and-drop options.

#### WHAT'S INCLUDED:

- Your content inserted into Template A, C or E
- Professionally selected stock photography (not replaced or customized)
  - Layout adjustments to fit your content
  - One round of revisions

**DESIGN FEE: \$170**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**

### 2. SEMI-CUSTOM BOOK (MIX OF CLIENT PHOTOS & STOCK PHOTOGRAPHY + COLOR TWEAKS)

Our most popular option! Choose from Template B, D, or F, and we'll fully customize it using your high-resolution property photos and adjust the color palette to match your home's aesthetic.

#### WHAT'S INCLUDED:

- Your content and photos inserted into Template B, D, or F
- Replacement of all stock images with your property photos
  - Custom color palette to reflect your home's branding
  - Layout refinements for content flow
- One round of revisions

**DESIGN FEE: \$270**

**Printed Book: \$75 each (includes printing + shipping)**

**Recommended: Order 3+ copies for backup or rotation**

### 3. FULLY CUSTOM BOOK (NEW LAYOUT + MIXED PHOTOGRAPHY)

A premium, one-of-a-kind 24-page design created entirely from scratch.

We blend your property photos with curated stock images to produce a bespoke, editorial-quality guest book tailored to your brand and guest experience.

#### WHAT'S INCLUDED:

- Custom-designed layout — no template used
- Use of your high-res property photos + supplemental stock photography
- Custom visual direction including layout, typography, and colors
- Flexible formatting for unique content needs
- One round of revisions

**DESIGN FEE: CALL FOR CUSTOM PRICING**

**(Final quote depends on complexity, number of photos, and creative direction)**

**Printed Book: \$75 each (includes printing + shipping)**

*Note: All photos must be submitted in high resolution. Additional design services available at added cost.*