KEPT

FOR REFERRAL PARTNERS · WASATCH & SUMMIT COUNTY

When your client owns a second home here, *send them to one person.*

Kept is a private estate office for second-home owners in Wasatch and Summit County. We take on a small number of homes and act as the single point of contact for them: scheduled checks, vendor coordination, and a clear record of the house. We only contact the owner when there's a decision to make.

WHO IT'S FOR

- Owners who are **away for weeks or seasons** at a time
- People who want **one person and one bill**, not a list of vendors to manage
- New builds, recent purchases, and homes changing hands in the family

WHAT IT ISN'T

- **Not vacation-rental management.** We don't turn over guests.
- **Not a package menu.** Housekeeping and yard crews stay with the owner's people. We coordinate them.
- Not for owners who want to manage every vendor themselves

WHAT YOUR CLIENT GETS

- **Scheduled visits**, photographed and documented
- **Their vendors or ours**, coordinated and followed up
- A running **record of the home**: systems, shutoffs, service history
- A text only when **a decision is needed**

WHAT YOU CAN COUNT ON

- You'll know an intro landed. **I report back within 30 days**, whatever the outcome.
- A clear yes or a clear pass after one call, with no pressure on your client
- **Discretion**: owner details stay private
- Referrals go both ways

HOW A REFERRAL WORKS

1

You introduce

A text or email to your client and me. One line is enough.

2

A 15-minute call

I learn about the home and the owner. We decide together if Kept fits.

3

I close the loop

You hear back from me either way, so you never wonder how it went.

Taylor Nielsen · (435) 252-9282

Scan to save my contact · kepthouse.co · Midway, UT

Kept,
for when you return.

Before you make *the introduction.*

What does it cost my client?

Every home is different. After a short call about the home and how it's used, I send a quote. Your client gets one monthly fee and one bill, with vendor work on the same statement.

Do you pay referral fees?

No. In real estate they can run into federal rules (RESPA), and for advisors they can look like a conflict. I'd rather earn referrals by taking good care of your client and sending business your way.

What happens after I make an intro?

I reach out to your client within one business day to set up a 15-minute call. Within 30 days you hear from me how it went, whatever the outcome.

Who actually does the work?

We do the visits, coordination and small maintenance ourselves. Larger repairs and specialty work go to your client's own vendors, or to trusted local vendors we coordinate for them.

Are you insured?

Yes. Kept carries general liability and professional liability insurance. Our coverage is written specifically for caring for luxury second homes. I'll send a certificate of insurance on request.

My client already has a caretaker. Is that a problem?

Usually not. Kept coordinates existing caretakers, housekeepers and crews. If your client uses a vacation-rental manager, Kept isn't a replacement: we don't handle guests.

What areas do you cover?

Wasatch and Summit County, including Park City, Deer Valley, Midway, Heber, Kamas, Promontory, Red Ledges, Tuhaye and Victory Ranch.

What if my client isn't a fit?

I'll tell them plainly after the first call. Where I can, I'll point them to someone who is a better fit, so your intro still helped.

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