LUXURY
SUITE LYFE LLC

101 MIDTERM RENTALS

HOW TO START WITHOUT OWNING PROPERTY

"LUXURY THAT MEETS YOU WHERE LIFE MOVES YOU"

WELCOME LETTER

Hey y'all,

First off, let me just say this I'm glad you're here. Because if you picked up this guide, it means you're ready to start looking at life a little differently. You're ready to stop waiting for the "perfect time" and start moving in faith with what you already have.

When I first started my journey, I didn't own a house. I didn't have everything figured out. But what I did have was a vision, discipline, and the willingness to learn. That's what midterm rentals are all about creating opportunities, building freedom, and taking steps even when the path isn't crystal clear.

This business isn't just about rentals. It's about freedom. It's about showing yourself that you can create income without clocking in to somebody else's dream. It's about building something you own, that pays you even while you sleep.

And let me be real with you don't have to have it all together to start. You don't need to be perfect, you don't need to know every detail. What you need is to start where you are, with what you have, and trust that God will lead you the rest of the way.

So as you read through this ebook, I want you to remember one thing: your future self will thank you for the seeds you plant today.

With love & belief in your journey,

Dontasia Moise

Founder, Luxury Suite Lyfe™

WHAT ARE MIDTERM RENTALS?

Midterm Rentals (MTR) are furnished rentals for stays of 30 days or more.

Unlike Airbnb or short-term rentals (where guests come for a weekend or a week), midterm rentals serve professionals and families who need stability and comfort for longer stays.

The Difference at a Glance:

- **Short-Term (Airbnb/STR):** High turnover, daily/weekly guests, more cleaning, unpredictable income.
- **Midterm (MTR):** Longer bookings, consistent monthly income, less stress, professional tenants.

WHO USES MIDTERM RENTALS?

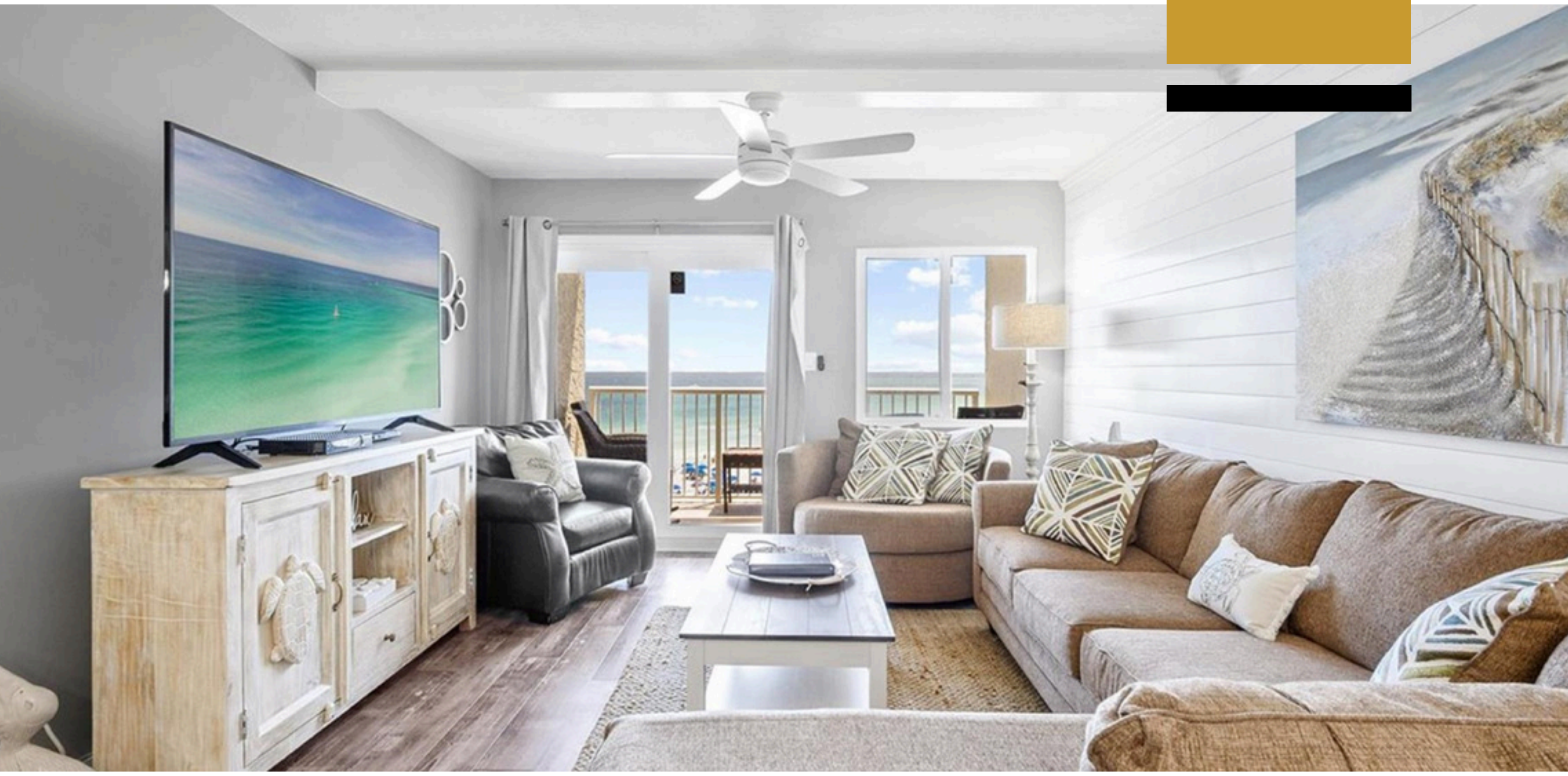
Midterm rentals are in demand because life happens. The people who book are usually:

- Traveling nurses and healthcare professionals on 13-week contracts
- Corporate professionals on temporary assignments or relocations
- Insurance clients displaced from their homes due to claims
- Families in transition (moving, between homes, building a new house

WHY MIDTERM RENTALS WORK

The Difference at a Glance:

- **Less turnover:** You don’t have to clean and rebook every few days.
- **Consistent income:** Monthly rent payments vs. daily fluctuations.
- **No ownership needed:** You can lease and partner with landlords instead of buying.



3 STEPS TO START

Starting your MTR business doesn't have to be complicated. Here's a simple roadmap:

1. **Form your LLC**

   Protect yourself legally, separate personal from business, and start building business credit.

2. **Partner with a landlord**

   You don't need to own property. Pitch a landlord, secure a lease, and explain your model.

3. **Furnish + Market**

   Create a cozy, professional space and market directly to travel nurses, insurance companies, and corporate housing platforms.

MY JOURNEY

If you had told me a few years ago that I'd be building a business in real estate without even owning property, I probably wouldn't have believed you.

But let me tell you how it happened.

I've always been someone who pushes through. I worked hard to earn my finance degree, ran my own salon, took care of my family, and held down everything life threw at me. But even with all that, I knew deep down that I wanted more not just money, but freedom.

When I first learned about midterm rentals, something clicked. Here was a way to build consistent income, serve real people in real need (travel nurses, families, professionals), and create a lifestyle that didn't trap me in a 9–5.

And the crazy part? I didn't even need to own property to start.

My first opportunity came from partnering with a landlord who trusted me. I furnished the space, set it up, and within a week, I had my very first booking. That moment showed me it was possible not someday, but right now.

Of course, it wasn't perfect. I started scared. I started with questions. I started while still figuring out my own life. But I started and that's the difference.

This business gave me clarity, confidence, and most importantly, a path to the freedom I'd been praying for. And now, I want to show you that you can do it too.

Because the truth is, you don't need to wait until you have everything lined up. You don't need to wait until you "own a house." You don't need to wait until you feel 100% ready.

You just need to take one step.

If I can do it, so can you.

WHAT'S NEXT

This free ebook is just the start

If you're ready to go deeper and want the step-by-step blueprint, I've got you covered. My full ebook & mentorship break down everything I've learned about:

- How to pitch landlords with confidence
- What contracts and protections you need
- How to set up direct bookings
- How to scale past your first property

If you want to learn more, just reach out and ask me about my step-by-step ebook + mentorship. I'll share all the details and show you how to get started.

Remember, you don't need perfect conditions to begin you just need to start.