



VACATION RENTAL PROPERTY ESSENTIAL GUIDE

We have compiled the following guide as an overview of essentials for your vacation rental home. Guests can be quite vocal about things not included in the home they rent. This list addresses many of their main concerns and should serve you well on our rental program.

KITCHEN

All kitchen supplies and dishware should accommodate the maximum number of guests your home will sleep, plus extras. Example: Home Sleeps 8 = Dishware for 12.

DISHWARE & UTENSILS

Dishware (plates, bowls, mugs)
Glasses (drink, wine, lowball)
Flatware and flatware tray
Knives / steak knives / knife block
Colander / tongs
Mixing bowls
Cooking utensils / kitchen scissors
Measuring cups and spoons
Ice Cream Scoop / pizza cutter
Food storage containers

COOKWARE / KITCHENWARE

Pot and pan set / roasting pan
Large stock pot with lid
Oven-proof casserole(s)
Pizza pan
Bakeware / cookie sheets
Potholders
Can opener / peeler / grater
Cutting board
Serving bowls (at least 2)
Serving platter

APPLIANCES / OTHER

Toaster or toaster oven
Blender / immersion blender
Hand mixer
Microwave (if not built in)
Coffee maker / Keurig
Corkscrew / bottle opener
Crockpot
Paper towel holder
Kitchen trash can (13 gallon)

MAIN DINING AREA

Table and chair to comfortably seat the number of persons your home will accommodate. Bar or counter stools when applicable to provide additional seating. Placemats and coasters are also recommended.

MEDIA

Media is a very important item for guests when they choose a vacation rental. Guests feel that having adequate media options on vacation is essential and also a rainy day life saver.

Televisions (*should be mounted with wires hidden*)

Living Area - Smart TV flat screen - 70"+

All other rooms - 50"+ (depending on room size)

LINENS

Homes on our program feature All-Inclusive Bedding which is all white (like hotel bedding) with a comforter and top sheet. Other linens provided as part of our linen program include sheets, pillowcases, pillow protectors, bathmats, towels, and kitchen towel sets.

Owner linen costs also include initial supplies for guests upon arrival and hotel-type amenities in each bathroom --bath tissue, shampoo, conditioner, lotion, soap.

Additional linen requirements that are not included in All-Inclusive Bedding: Each mattress and box spring must have a zippered encasement. Box spring **MUST** be covered. Sleeper sofas must also have zippered encasement. Your property manager will have full details on encasements.

OTHER LINEN ITEMS

- Mattress pad for each bed (white cotton)
- Sleeper sofa mattress protector
- Sleeper sofa blanket, pillows
- Pillows should be replaced yearly

How many pillows per bed?

Two sleeping pillows per person, not including shams or decorative pillows

4 king pillows

4 standard for queen/full

2 standard for twin

BEDROOM FURNITURE / DECOR

- Dressers, lamps, nightstands
- Headboards
- Flat Screen TV - each bedroom
- Mirrors (full length in master)

BEDROOM CLOSETS

- Plastic or no-slip clothes hangers (12 per bedroom)
- Waste basket
- Luggage rack/stand (recommended)

BATHROOMS

- Small hairdryer for each bathroom
- Trash can for each bathroom
- Toilet brush and holder (1 per toilet)

LIVING AREA

Living area accommodations should provide comfortable seating for the number of persons your vacation home will accommodate.

Living Room Furniture

- Sofa, loveseat, chairs (appropriate for the space and to accommodate the number the unit sleeps)
- Sleeper sofa - mattress pad, blanket, pillows
- Coffee table, end tables (appropriate for the space) - Please avoid glass-top tables
- Lighting - lamps and LED bulbs
- Please avoid faux florals & plants and too many knick-knacks. Less is more!

ENTERTAINMENT

Books, Board Games, Cards, Cornhole

OUTDOOR AREAS

Please provide comfortable and durable seating for your home's outdoor spaces. Please make sure to check your HOA rules for any restrictions that may apply such as no glass tables or other glass on balconies.

Small Balcony - 2 chairs and table (typically applies to studio or small 1-bedroom units)

Larger Balcony - 4 chairs and table (applies to 2-bedroom units or larger)

Optional outdoor seating (as allowed by HOA) - Porch swing, hammock

UTILITY & CLEANING SUPPLIES

While guests stay in your home, they like the ability to keep the space clean. Please supply the following:

- Broom, dustpan
- Mop, mop bucket
- Vacuum
- Toilet Plunger(s) - accordion type is best

LAUNDRY

- Washer and dryer
- Iron and ironing board or hand-held steamer

PET FRIENDLY HOMES

Suggested: large crate, furniture cover, water/food bowls

SAFETY ITEMS REQUIRED IN THE HOME

- Carbon monoxide detector
- Smoke Alarms
- Fire Extinguisher rated 2:A:10:B:C on each floor
- Emergency lights according to Walton County short-term rental requirements
- Pool alarms in accordance with Florida law

UNIT INFORMATION

Please send your property manager an email with applicable appliance warranty information. We also request that you send a list with all paint colors for your home, brand of paint, type of paint (flat, eggshell, etc.) along with the paint color/s.

Keep in mind that the information provided above is a guide and is not intended to provide a complete list of applicable items for your home.