



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
Steak knives / slotted spoon
Colander / whisk
Mixing bowls / spatula
Measuring cups and spoons
Pitchers / soup ladel
Ice Cream Scoop
Pizza cutter

COOKWARE / KITCHENWARE

Frying pans / roasting pan
Saucepans (with lids)
Large pot with lid / Pyrex with lid
Oven-proof casserole(s)
Pizza pan / cookie sheets
Potholders / tongs
Cutting board
Knives - meal preparation
Serving bowls (at least 2)
Serving platter
Serving forks and spoons

APPLIANCES / OTHER

Toaster / toaster oven
Blender
Microwave oven
Coffee maker / Keurig
Can opener / peeler / grater
Corkscrew / bottle opener
Crockpot
Crab cracker
Muffin tin / cake pans
Paper towel holder
Large 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

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

Living Area - Flat screen - 70"+
All other rooms - 60"+

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.

Annual 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 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 and sleeper sofa

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 & 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, two 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

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 pail
- Toilet Plunger - accordion type is best
- Vacuum cleaner - bagless

LAUNDRY

Washer and dryer

Iron and ironing board or hand-held steamer

SAFETY ITEMS REQUIRED IN THE HOME

- Smoke Alarms
- Fire Extinguisher* rated 2:A:10:B:C
- Pool alarms in accordance with Florida law

*For PCB properties, there are specific fire extinguisher requirements that must be met by order of PCB Fire Department. Full information will be sent in a separate document.

PET FRIENDLY HOMES

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

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.