

Easy, Affordable, and Impactful Off-Season Updates

for Your OBX Vacation Rental



Bedding Bliss

Bedding comfort can make or break a stay for a family, which is especially impactful in your en suite bedrooms.

- Replace worn king and queen sized mattresses every 7-10 years with new ones in a medium firmness. Lower quality mattresses may need to be replaced sooner due to sagging.
- Bunk beds are regulated and must meet all federal safety requirements, including having a top railing that is at least 5" above the top of the mattress.
- A bed frame that allows the mattress to sit directly on the frame is a nice, modern update and negates the need to cover an unsightly box spring.

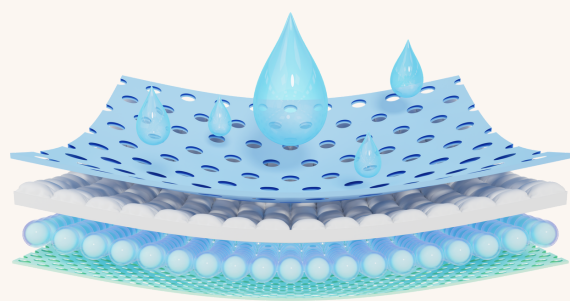
Top of Bed Beauty

Your top of bed choice gets a lot of use and is the first thing guests notice when they enter the bedroom for their week stay.

- Make sure it's in excellent condition and stain free.
- Update any worn, stained or torn bedding with new comforters/duvets or quilts in a medium weight.
- Choose materials that are stain resistant and machine washable.



Bed Protection

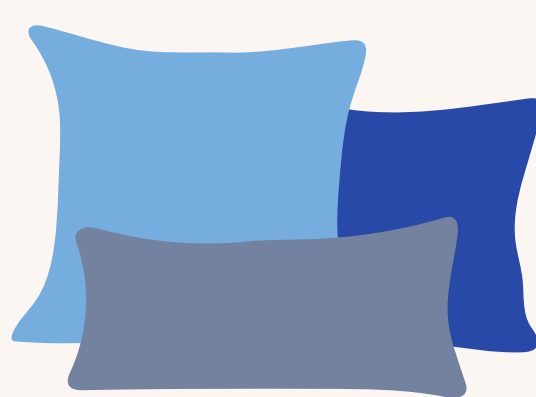


Add a zippered mattress encasement to your mattress and, if applicable, box spring. Encasements protect your mattress from spills, mites and bed bugs. These provide more protection but are not easy to remove and wash, therefore, encasements are used in conjunction with the traditional mattress pad supplied by Sun Realty.

Be sure to consider your mattress depth, the zippered seal, the material (not hot, noisy, or crinkly, and it should be non-toxic) and if it's waterproof, make sure it's not plastic/noisy.

Pillow Paradise

Replace all bed pillows annually to guarantee a restful night's sleep for your guests. We protect your pillows with protective covers to help prevent stains, but over time they will lose their shape and become less supportive, affecting guests' sleeping comfort.



- Replace pillows every 12 months. It's a meaningful touch and a necessary update that goes a long way in enhancing the comfort of your vacationing families.
- We recommend washable, down-alternative, medium firmness pillows for all beds. King beds should have king pillows, standard pillows for all others.
- If it's time to replace your pillows and you're unable to make it to your rental house before the start of the season, we will assist you.

Outdoor Oasis

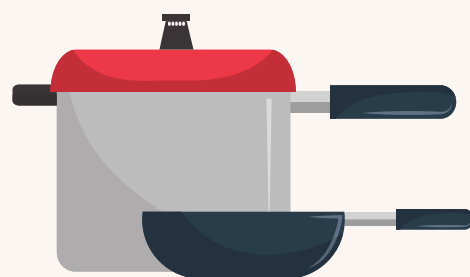


Guests come to the beach to experience the outdoors! Give them a great place to put their feet up and enjoy the OBX to its fullest!

- Upgrade your deck and patio furniture to create an inviting space for relaxation and enjoyment.
- Ditch the lightweight plastic chairs and tables that crack and break.
- Choose durable materials such as pressure treated wood or Plywood to ensure longevity and ease of maintenance.

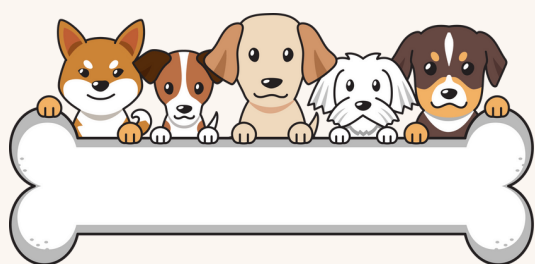
Kitchen Renewal

A well-equipped kitchen is a key factor in guest satisfaction, as it enables them to make the most of their vacation by preparing meals for their family with ease. A well-stocked kitchen is always noticed and appreciated!



- Refresh your kitchen with new, high-quality utensils, knives, and cookware. Toss any worn items as you replenish your stock.
- Provide a couple of non-stick pans in either Teflon (plan on replacing annually as they're easily scratched) or ceramic (perhaps more durable, less toxic) pans and a set of durable stainless-steel pots and pans for regular use.
- Provide casserole dishes (someone is going to make lasagna on their night to cook!) and baking sheets.
- Extra touches like melamine dishes and drinkware for poolside, fun wine and cocktail glasses, kitchen extras like a pressure cooker, popsicle molds and single-serve coffee makers with reusable pods or cups are thoughtful extras.
- Label your kitchen cabinets, inside or out, to help guests when they're unloading the dishwasher and putting items away.
- Leave a cabinet available for pantry item storage.

Pet-Friendly Perks



If you haven't already, consider making your beach home pet-friendly. Many families cherish the opportunity to travel with their furry companions, and by opening your doors to pets, you expand your potential guest pool and enhance their vacation experience.

Allowing pets can add revenue to your bottom line with more rent and more weeks booked, and your annual pest spray costs and additional departure clean tasks are covered by the guest-paid pet fee.

Investing in these upgrades enhances the aesthetics of your property and contributes to a more positive guest experience. Happy guests are more likely to return, recommend your property to others, and leave glowing reviews, boosting your property's appeal and income potential.

If you'd like more examples of how you can make a difference specifically in your rental home, just ask! We're happy to give you a more personalized assessment

