



PREPARING YOUR VACATION HOME

A simple guide for getting your home guest-ready

Although your home may already be furnished and decorated, vacation rental guests need the home to feel clean, uncluttered, safe, comfortable, and easy to use. The goal is to balance personal convenience with guest comfort before onboarding, photography, listing, or the first guest stay.

1. Start With the Whole Home

Walk through the home as if you are arriving for the first time after a long drive. Remove irreplaceable, valuable, fragile, or personal items. A lockable closet, locked room, garage, basement area, or off-site storage area can be used for owner-only belongings and extra supplies.

☐ Remove valuables, documents, medications, and sentimental items

☐ Clear clutter from counters, shelves, closets, and drawers

☐ Store owner-only items in a locked or clearly marked area

☐ Leave guest storage space for clothing, luggage, food, and toiletries

2. Prepare the Kitchen

Many travelers choose a vacation rental because they want a usable kitchen. The kitchen should be clean, organized, and stocked with the essentials from the Basic Goods List so guests can prepare normal meals during their stay.

☐ Clean dishes, cookware, utensils, small appliances, cabinets, and drawers

☐ Remove chipped dishes, damaged pans, dull knives, and unusable items

☐ Clear enough cabinet or pantry space for guest groceries

☐ Empty refrigerator/freezer of owner food unless specifically approved

☐ Check coffee maker, toaster, microwave, stove, oven, dishwasher, and refrigerator

☐ Make trash and recycling areas easy to identify

3. Prepare Bedrooms and Sleeping Areas

Beds are one of the biggest drivers of guest satisfaction. Every sleeping area should feel clean, comfortable, and intentional.

☐ Provide two sets of quality sheets for each bed and sleeping area

☐ Use mattress pads and pillow protectors

☐ Provide extra blankets and enough pillows for the advertised occupancy

☐ Remove personal clothing and owner storage from guest closets and drawers

☐ Provide hangers and usable storage space

☐ Check that doors, windows, blinds, curtains, fans, and A/C work properly

4. Set Up the Living Area

The main living space should be comfortable, inviting, and functional for the number of guests the home sleeps.

☐ Provide enough seating for the home's advertised occupancy	☐ Make sure the TV, streaming, cable, or DVD system works
☐ Remove excess personal decor, paperwork, and clutter	☐ Consider leaving a deck of cards or a board game for rainy days

5. Ready the Bathrooms

Guests expect bathrooms to be spotless and easy to use. Good towels and a clean presentation go a long way.

☐ Provide at least 2 bath towels, 2 hand towels, and 2 washcloths per guest	☐ Provide a washable bathmat and a small trash can in each bathroom
☐ Check that faucets, drains, toilets, lights, and fans are all working properly	☐ Remove leftover or partially used personal toiletries

6. Final Guest-Ready Steps

Before a guest arrives, the home should feel fresh, safe, and easy to understand. A strong final walkthrough can prevent many guest issues.

☐ Deep clean the full home before the first guest stay	☐ Make sure smoke detectors, CO detectors, flashlights, and fire extinguishers are in place and working
☐ Label remotes, light switches, or any tricky features if needed	☐ Create simple house tips, Wi-Fi information, and check-in notes for the guidebook
☐ Make sure entry instructions, parking details, and emergency contact information are ready	☐ Contact East Coast Rentals if you would like us to arrange a pre-clean (72-hour notice preferred)

If you have any questions or would like help preparing your property, East Coast Rentals, LLC can help guide the setup process before your home goes live.