



Preparing to Let Your Property General **Information & Tips**

Many things are to be considered when preparing to let your property, particularly for the first time - some more obvious than others. Hopefully you'll find some of the suggestions here useful as you prepare to bring your property to the rental market with JustRent Marbella...



Equipment

With regards to crockery, glassware and cutlery, do try, where possible, to have matching sets of these rather than a hotchpotch collection. See our suggested inventory for further guidance on this.

It is important not to have too little but also suggested not to have too much. After all, having too much often gives a messy impression and complicates giving a clear overview.

Supplies

It is the owner's responsibility to ensure that your property is well stocked with essential items such as bin bags, spare bulbs, spare remote batteries, dishwasher tablets, washing powder, hand soap, washing-up liquid, basic cleaning products, kitchen foil to help keep your oven clean, dish cloths/sponges etc as well as initial supplies of tea, coffee, sugar, salt, pepper, vinegar, toilet roll and kitchen roll etc. Ideally these are stocked in a locked cupboard where only you, the cleaners and JustRent Marbella have access to replenish before guest arrival.

These will all dwindle over time and must be restocked along with supplies that the cleaners will require such as bleach, surface cleaner, floor cleaner, vacuum bags, polish, dusters, cleaning cloths etc.





Full Use - **Optimum Condition**

Our experience shows that properties are often not used to its fullest capacity. For instance, you may only live with the two of you in a house of 3 bedrooms.

However, the moment your property is rented it will at most times be used to its fullest capacity. That means that the equipment and machinery will all of a sudden be pushed to perform on full ability. If the machinery is not serviced and / or in good shape this will be the moment that it will fail. Most typically we notice this is air conditioning units and the level of electricity.

Please make sure the machinery in the house is tested and serviced. Things may always break but it is always better to prevent this.

Travel Cot + High Chair

It is a good idea to have these available in your property. In case you prefer not to invest in these JustRent Marbella can and will offer these to the holiday clients at a small fee.

Information

We make a QR code for the guests which replaces the old style paper manuals. However, there is nobody that knows the property as well as you do. Therefore, the more insight you can give us the better.

This information should contain key organisational information such as where (and where not) to park, where the bins are, where any on-site facilities are located, how to work/re-set various appliances such as dishwasher, WiFi, TV, alarm, heaters/a/c etc. In addition it is important to give the guests a feel for the area and what there is to do and where to eat.





Wear & Tear

JustRent Marbella will at all times do its utmost to prevent and limit any possible damage to your property and will also advise you on how to prevent this. Holiday guests are charged a security deposit in case they have found to damage the property. The height of this damage deposit is decided between you and us. Normal wear and tear is of course excluded from such damages and should be expected to increase due to increased usage of the property.

Tourist **License**

Since 2015 all rental properties in Andalucia require to be registered as such. Once this registration is done a tourist license number is given which is specific for each property and required by law and also essential for marketing the property.

Although this registration can be done individually as well we recommend contacting your lawyer to fulfil this registration.





Legal/Health & Safety Requirements

It is your responsibility and we recommend that you have adequate property insurance of the type appropriate for holiday lettings which includes public liability insurance. Also please make sure that a Fire Extinguisher and a First Aid Kit are readily available.

Thank you very much

