



# Hints For Homeowners

## Make Your Vacation Home Work For You

(NAPSA)—One of the last things most homeowners think about when buying the vacation home of their dreams is work. They're envisioning more get-aways and time with family and friends. However, if and when they decide to rent out their property to bring in some extra revenue, that can be a different story.

While peer-to-peer sharing sites have gotten owners thinking it's easy to become a do-it-yourself host, a new Kelton survey found that nearly nine in 10 homeowners who rented out their home themselves "dread" something about doing it on their own, including the very things travelers find most important.

"It's not uncommon to hear the same story from owners who switch from managing their home themselves to working with a professional manager," said Mary Lynn Clark, president, Wyndham Vacation Rentals North America. "They initially think renting on their own, without any commission charges, is the best route. But they quickly realize the work involved. The study showed that not only does working with a professional manager get you more bookings, it saves you time, which is invaluable to most."

For owners without the expertise or bandwidth to go it alone, a professional manager might help. In fact, among owners who have rented on their own and through a professional management company, more than seven in 10 prefer the managed option. Here are four common headaches a professional manager can help you avoid:

• **Regular maintenance:** When your vacation home is your escape, it's draining to find it comes with a to-do list. According to the survey, chief complaints among homeowners who have rented their home themselves include handling inspections (48 percent) and cleaning the house (48 percent).



**Working with a professional manager can make renting out your vacation home a lot less work for you.**

• **Service issues:** Dealing with guest issues is the top-cited complaint among homeowners who rent their home themselves. If the air-conditioning breaks, you're responsible for getting that issue fixed quickly or explaining to your renters they'll no longer have that amenity during their stay. Most professional managers can ensure your guests have 24/7 assistance.

• **Time commitments:** Owners who work with a professional manager save an average of four hours with every booking, which can add up to nearly 130 hours each year. If you have the time and a knack for hospitality, renting can be a fulfilling job. If you're just looking to reap the revenue benefits, consider enlisting a manager to handle your home's rental needs.

• **Marketing pressures:** It takes marketing savvy and dedication to get your property booked. Homeowners who have rented both on their own and through a professional manager feel a manager is more effective at attracting renters, marketing their home across the appropriate channels and filling their home during slow seasons. Close to seven in 10 even feel they would get more bookings with a professional manager.

### Learn More

For further information on working with a professional manager, click the "List Your Property" tab on [www.WyndhamVacationRentals.com](http://www.WyndhamVacationRentals.com).