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A Phyllis Minik,
Westernshore Realty,
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Advantages of Using a Property Management Company for Your Vacation Rental in Calvert County on Western Shore

If you have a home in SoMD and you decide you would like to rent your home out as a vacation rental, there are several advantages to using a property management company:

Advertising: most vacation rental sites charge \$250 and more per site to advertise. This is necessary to keep your vacation rental in Calvert County booked if you are managing the property yourself.

Website: Customers expect you to have a website to trust you. This could cost you up to \$500 and you will have to maintain it.

Take Reservations: You have to have a way to take reservations so you don't double book. You should have a software program. This will cost at least \$300.

Update Your Calendar: You must keep your calendars up to date so customers know when your vacation rental is available and to increase bookings.

Process Credit Cards: Most renters want to pay by credit card. This is an additional monthly fee plus set up fee. The fees vary but you will pay about \$20/month at least.

Hire a maid service: If you don't have the right maid service you will suffer with unhappy customer calls.

Handle Problem Calls: You will have problems with checking in, directions, lost keys, plumbing problems and many others.

As you can see there is a lot to managing a vacation rental property in Calvert County on the Western Shore. That is why I decided to open my own property management service that handles these problems.

www.WesternShoreVacationRentals.com

All content can be found at www.activerain.com/blogs/ebdicard and was written by Phyllis Minik. Please visit our website for more information.

Good News for Second Home Ownership and Vacation Rentals!

According to a new report by HomeAway, Inc interest in Second Homes and Vacation Rentals continues to be strong through this tough economic recession. Below are some interesting finds from the report:

- 63% of vacation home owners are able to cover at least half of their mortgage by renting out their vacation homes as a vacation rental.
- 38% of owners generate enough rental income to cover 75 to 100 percent of their mortgage
- The average vacation home owner who rents their home as a vacation rental is generating more than \$35,000 in rental income.
- 2/3 of vacation home owners report their vacation rental bookings are about the same as or higher than last summer.
- 62 % of second home owners report their bookings for this summer are about the same or higher than last summer
- When travelers were surveyed in choosing between a vacation rental and a similarly priced hotel, 77 percent of them would choose a vacation rental over a hotel because of the home-like experience.

Thinking of Selling? Get a Free Home Audit and See the Worth of your Home at www.smdvacation.com

The Homeaway report has Cambridge, Maryland on the Eastern Shore as #6 of the top 10 emerging travel spots. They had an increase in vacation rentals of 128%!

Now is the time to set your Vacation Home up for income! Get a free evaluation on how much your home would rent for as a vacation rental at: www.WesternShorevacationRentals.com Western Shore Realty, LLC is the only local company specializing in vacation home sales and rentals. We are located in St Leonard Town Center across from the old Post Office.

Phyllis Minik, Western Shore Realty, LLC
www.WesternShoreRealty.com

Up Coming Events in Southern Maryland

Nature Time at Greenwell

July 6th 10am to 11:30 am

Greenwell State Park Hollywood, MD

Come and enjoy Greenwell State Park. There will be games, crafts, stories, movement and exploration of all the wonderful nature the park offers. Pre-registration is required 301-373-9775

Guided Canoe Trip

July 10th 9am-12pm

1920 Scientists Cliffs Road Port Republic MD 20676

Enjoy a tour of beautiful Parkers Creek. Leaving from Warrior's Rest enjoy a strenuous but relaxing trip down river. Call 410-414-3400 for reservations

Tidewater Archaeology Weekend

July 24th 10am-3pm

Historic St. Mary's City, St. Mary's City

Help archaeologists remove pieces of Maryland's past from excavations; watch as artifacts are identified; lab tours.

Admission fee.

Governor's Cup Yacht Race

August 7th 10am-3pm

St. Mary's College Waterfront, St. Mary's City

Longest overnight race on the Bay. Come join us for the 37th running year of the race. Admission fee for the yacht race, but Saturday events and activities are free of charge.

Beach Party on the Square

August 7th 4pm-9pm

Washington Street Leonardtown Square

Fun family activities and entertainment. Come join the community for volleyball, jump rope, and hula-hoop contests. Games, prizes and fun activities.

144th Calvert County Jousting Tournament

August 28th 10am-5:30pm

Christ Church Broomes Island Road Port Republic, MD

Join the community for the 144th Jousting Tournament. Jousting begins at noon. With activities including a church bazaar, organ recitals and a country supper..

*If your home is listed by a Realtor this is not a solicitation to sell your home.

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