

Dear Homeowner;

Happy Spring! I am pleased to report that rentals are going well and in many cases we are booking up earlier this year. We can look forward to a strong rental season, and that is good news for all of us. The arrival of Spring brings our pre-season reminder tips to help make this rental season a positive experience for all - tenants, homeowners and realtors too.

- 1) Please have a Spring cleaning done before the first tenant arrives. If you have not done so already, please provide us with the name and cell # for your cleaning team.
- 2) If you have internet, post the directions on how to access the web in a prominent place in the unit.
- 3) Make sure you provide an adequate number of cans for tenant trash and recyclables. Remember to check to see if you lost any cans or lids due to the Winter winds since they are required. Post trash pick-up instructions in a visible location.
- 4) Please make sure your personal food is removed from the unit and that the cabinets are free for tenant use. Tenants need one or two empty cabinets to store their food and groceries.
- 5) In the last few years ants have become one of our biggest complaints. Please do a treatment now at the start of spring and place enough ant trays around the house to keep them under control as we move into the season. It is important to start precautions early as the forecast is for a very active insect season. Included are Pest Companies we do business with:
Sea Spray Termite and Pest Control...Dave Glose...Phone #609-296-6455 or (609) 709-5609
Ozane Pest Control...office phone # is 732-349-0559
Ocean Pest Consultants...Sal or Renee...609-971-0815
- 6) If you provide beach badges as a courtesy for your tenants, please establish a place to leave them on check-out in the house and note that the number of badges is not guaranteed.
- 7) It would be helpful to be proactive and leave an extra supply of batteries, light bulbs, etc. for the tenants just in case they are needed.
- 8) Please check your gas grill, deck furniture, outside shower and deck/railings to make sure all are in good condition before the season.

Call if you have any questions. As always, we appreciate the opportunity to represent your property and we are looking forward to an excellent Summer season.

Thank you for doing business with us,

Mary Allen Realty, Inc. www.MaryAllen.com