

Published based on [Renting Out Your Holiday Home and Getting A Good Price](#)

Renting Out Your Holiday Home and Getting A Good Price

With the housing market always changing and the country embracing new leadership, it can be a tough time for renting out your holiday home. Its not just difficult for those new to the market either; weve seen very tough times for novices and the experts alike.

So to help with renting out your holiday home, here are some quick tips

It may seem very obvious, but location is still the single most important factor; if youre buying to rent then make sure you properly consider the rental market your property has before buying. Figure out if youre looking for a year round property rental or youre happy just letting in seasonal peaks (seaside rental locations often dip in the winter for example).

You also want to look at the local amenities, proximity to local points of interest, public transport links, etc. etc.

But what if youve already bought your property? Here are the rest of the tips with that in mind.

Propety Furnishings

You need to make sure any money that you spend on your property is spent well. Choose furniture that is reasonably neutral in taste and colour, dont go for anything loud or brash that could put off potential renters. You should try and find hardwearing furniture that wont require regular maintenance or replacement. You should be aiming for furnishings (including electrical items) that are mid-ranged in terms of quality and price; anything too cheap and youll be constantly replacing them, too expensive and any damage or breakages during the rental period could end up costing you a fortune. Its worth mentioning too that very expensive items might increase your [holiday home insurance](#) policies.

Price

You should try and get your pricing as spot on as possible, too high and youll end up with empty weeks, too low and youll lose money - have a look what other properties in the area rent for and use this to gauge the general area you want to be aiming for. Have a look at the prices of similar rental properties in the area and dont be afraid to experiment with your pricing structure until you get it right.

Advertising and Promotion

This is arguable one of the most important factors; you can get everything else spot on but if people dont know about youre property than youre going to find renting it out extremely difficult. Ensuring your property is promoted well isnt too difficult as long as youre happy to spend a little bit of money; take out adverts online and in local papers and hire a rental agent, who will help dramatically with listing and publicising your property.

Photography

If you are spending money on promotion then you dont want to ruin your listings with bad photography; make sure you use bright, clear photos that show off the property well. If you cant take decent quality photographs yourself, hire a professional it may cost more in the short term but will certainly help you create genuine interest in your rental property.

Tidy up!

Again it may seem obvious but make sure the property is clean, tidy and that all of your personal items are cleared away. When you do rent out the property ensure that anything that counts as clutter is removed from the property but feel free to leave DVDs, books, etc. in case your renters suffer bad weather and need to stay indoors - little touches like this can make all the difference.

Get Properly Insured

Another one that might seem obvious to some but its an important element make sure you have [holiday let insurance](#) to protect yourself and your guests from any unwanted financial complications. Have a good shop round for insurance too, quotes can vary wildly and youre more like to get cheap [insurance for holiday homes](#) if you dont just take the first quote you receive.

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