

## TIPS ON LETTING YOUR HOLIDAY HOME

If you have just purchased your very first holiday home and are looking to make some income from subletting, then there are a number of things that you need to take into consideration. There are different methods of subletting, either through the holiday park or privately, firstly you need to check with the individual park, regarding their policy on this. Our tips are based on subletting your holiday home privately.

**Advertising:** This is of course one of the most important things and there are of course many ways of doing this, but the two main options are local newspapers and online advertising, many people choose online advertising because you can reach a much wider audience, there is no need to go out and buy a newspaper, and finally online advertising tends to be much more cost effective as opposed to newspapers which can, over time turn out to be very expensive. So know that you know the most popular ways to advertise, let's move on to what you should do once the bookings start to come in.

**Taking Bookings:** You need to gather information regarding the person/persons booking your caravan, therefore you need to have some details set up in advance, such as, property details, booking form, terms and conditions of hire, which you then email or post to your future guests. One thing I would strongly advise is anything that you require your guests to sign, you should ask them to return these to you via post rather than email, having a physical signature on your paperwork is the best way to protect yourself, in the unfortunate event of any disputes.

Finally, obviously your holiday home has to be cleaned before and after each guest, your guests need to be greeted and supplied with the keys, gas bottles need changing, grass needs cutting etc, if you live close by then of course you will probably want to take care of all these things yourself. However many people live some distance away from their holiday homes, making this impractical. But you shouldn't worry, most parks, have other private owners that will offer to take care of all of the above for you, for a fee. You can normally find out about owners offering this type of service either via the park itself or by asking around.

Therefore to sum up, subletting your holiday home doesn't have to be a daunting process.