**April 1, 2021**

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**Rental Group Newsletter**

**10 little things that make a big difference in building return renters**

Spring has sprung, and it's a good time to remind everyone of some of the “little things” we innkeeper-owners should be routinely addressing even if we haven’t gotten around to more expensive upgrades. We asked D & K for their Top 10:

* Replace any bed pillows that have gone flat or are stained.
* Keep bed linens fresh. [If you’ve had the same sheets for 4-5 years, it is way, way past time to replace them.]
* Replace faded or pilled throw rugs, or any with backs that are disintegrating.
* Update the comforter/quilt set on each bed every couple of years.
* Make sure you always have matching towels, not just a hodge-podge.
* Inspect your small appliances and kitchenware regularly. [If the coffee pot is stained [the carafe or the base plate) replace if doesn’t look clean anymore.]
* Check stove drip pans if you have them and replace so we don't have to put aluminum foil over them. Also, check stove rings, dishes, glasses, and have one nice matching set of silverware. [You can have others for extras].
* Replace outdated lamps… and check the lampshades, too, to be sure they’re not stained or coming apart.
* Replace outdated appliances and TVs.
* Keep your window coverings in good working order -- and check for cleanliness. [Some of the blackout drapes are dirty on the backside or water-stained. The verticals in some units are stained or dingy-looking.]

**Taxes**

With the tax season extended to May 17, we call your attention to IRS Publication 527 on vacation rentals – detailing current tax code on deductible expenses, depreciation and rules when there is also personal use of the unit.Here’s the link:

Publication 527 (2020), Residential Rental Property | Internal Revenue Service (irs.gov)

**See-worthy moments**



Talk about the stunning views we get along this part of the Atlantic coast – from sunrises to night launches and, in between**, how we’re entertained by kite surfers, porpoises, sharks, dive-bombing pelicans and an occasional breaching whale. But** manta rays? They’ve been spotted in droves just one county over (Brevard) where this unassuming surfer was photographed a few week ago. Rusty Escandell was taking photos of surfers when he captured this image. With a wingspan of up to 29 feet, the giant manta ray has the distinction of being the world's largest ray. This one appears to be a juvenile, roughly half that size. Although manta rays are in the shark family, they don’t have large teeth like sharks and aren’t considered a threat **to humans. Over the past year, there have been similar sightings in** the waters of South Florida.

***Happy Easter!***

**Bill & Sandy (#203)**