

Short Term Rentals

Follow these tips when considering purchasing an Investment Property.

Before Purchasing Steps:

A.) Due diligence.

- Make sure you do your research!!!
 - Can you rent? Township? HOA?
 - If the property is in an HOA, know the rules and regulations.
 - Registration fees.
 - How many vehicles per property?
 - Number of occupants allowed.
 - Number of day guests allowed.
- What township is the property in? What is their short term rental ordinance?
 - Permit fees.
 - Inspection checklist.

B.) Ensure your property is in compliance with the township's rules and regulations.

- No parking on grass or roadways.
- Septic capacity.
- What needs to be permitted?
 - Ex. Hot tubs, decks, finished basements.

C.) Find the financials for the area.

- Check the following sites:
 - Air DNA -
 - <https://www.airdna.co/>
 - All The Rooms -
 - <https://www.alltherooms.com/>

D.) Know your local contacts

- Cleaners.
- Landscapers.
- General Maintenance/Snow Removal.
- Waste/Recycling Removal.
- Any Additional...
 - Share your telephone number with your neighbors!!!

Short Term Rentals

After Purchasing Steps:

1. Apply for Township Permit

This permit can be obtained online through the [township's website](#).

2. Apply for a [Pennsylvania Department of Revenue Use Tax Certificate](#).

3. Apply for your [Monroe County Hotel Use Tax Certificate](#).

4. Notify the HOA that you will be renting.

Does the HOA have a STR presentation requirement before you're allowed to rent?

5. Decide whether you will be self-managing or hiring a property manager

- If self-managing:
 - Which platforms will you be using?
 - Airbnb.
 - VRBO.

- Acquire sales tax number.
- If hiring a property manager, one can be found online or locally.

6. Make any necessary updates and renovations

- Permits if necessary.

7. Stage your home

- Stock supplies.
 - Linens, towels, kitchenware
- Store extra supplies in a locked closet.

8. Hire a professional photographer

- Money shot.

9. If self-managing, know how to market your property

- Social media.
- Platforms.
- Paid advertising.

Find more resources at PoconoRealtors.com

