



Pocono  
Mountains  
Association of  
REALTORS®

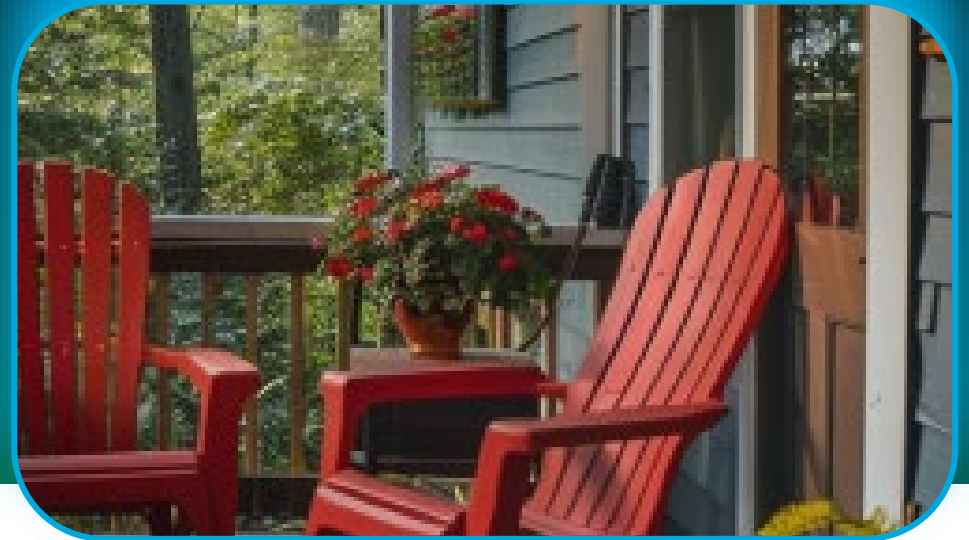
# Tips For Buying a Property and **Using it as an Investment**



# Two Main Sections:



**#1 Before** Purchasing  
The Investment Property



**#2 After** Purchasing The  
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.



# Before Purchasing Steps cont...

## **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/>





# Before Purchasing Steps cont...

## **D.) Know your local contacts.**

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

# 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.



# **After** Purchasing Steps cont...

## **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.

# Be a **Good Neighbor!**

Short term renting? Write a letter to your neighbors to introduce yourself and let them know!



## Noise Levels

Be mindful of noise levels throughout your stay.

Be respectful when hosting social events or small gatherings.

### Quiet hours:

10:00pm/11:00pm - 7:00am (depending on locations).



## Parking

Park vehicles in the designated locations.

If applicable, ensure the proper quantity and type of vehicles per property.

Parking passes if needed.



## Fireworks

While some may be legal in the state, they are not legal 150 ft from any structure and in many POA/HOA's.

Many POA/HOAs prohibit them completely.



## Maintenance of Property

Keep properties properly maintained.

Make sure everything is in working order.

Keep property presentable inside and outside.



## Trash Removal

Dispose of trash in its proper place.

Help keep the neighborhood free of litter.

Follow trash removal instructions in your community or residence.



## Pets

All pets must be leashed.

Clean up after any pets.

Keep control of your pets at all times.

POA/HOA pets may need to be registered.





**THANK YOU!**

Does anyone have  
**any questions?**

**Contact us at [PoconoRealtors.com](https://PoconoRealtors.com)**