

# RENTING A PROPERTY

## For renters

The main channel of short- terms rentals is the Sunny Villa Real Estate website, [www.sunnyvillarealestatebdos.com](http://www.sunnyvillarealestatebdos.com). Other main channels are: Airbnb, Booking.com, Trip Advisor and Home Away/VRBO. On each of these sites, we list a wide variety of rental properties. These properties include:

- Beachfront Properties
- Villas
- Apartments
- Townhouses
- Commercial Properties
- Properties in Gated communities
- Resorts in golf & tennis communities

Using one of the above booking engines, search for the availability of the property. You may peruse the photos, the list of amenities and price to determine which property best matches your taste and budget.

If you're already on the island and wish to view the property before you make a final decision, then our agents at Sunny Villa will be happy to assist.

Rentals may be either short- term or long-term. If renters wish to rent on a long- term basis, then standard procedure dictates that the first and last month's rent be paid upfront. Moreover, a security deposit- usually the total of one month's rent must be paid. The security deposit is refunded to the renter, one week (7 days) after departure. The refund is subject to a comparison of the inventory of the contents and condition of the property prior to the commencement of the tenancy and the condition after exit.

## For landlords

The first step in renting your property is contacting us directly here at Sunny Villa Real Estate or filing out the appropriate form on our website.

From there, we always like to meet with our house owners, so we are well acquainted on both sides. Rental value, commission rates<sup>1</sup>, meet and greet policies amongst other important topics will be discussed during this time. A lease<sup>2</sup> based on all agreements made will be prepared and signed by both parties before the rental period commences.

Based on the terms of agreement, a representative of Sunny Villa Real Estate will also be present to greet guest on arrival. A copy of the keys would therefore be always, safely, in our possession. These keys, bar one, in case of emergencies, will be handed over to guest on arrival and collected on departure.

To ensure the safe keeping and maintenance of the home, a security deposit will be taken from all arriving guest.

The deposit will be returned to guests, one week after departure and is subject to the condition of the household and items therein, after their exit.

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<sup>1</sup> Commission is only given when the home is rented. For long- term rentals, there is a commission of one month's rent plus 17.5 % VAT.

<sup>2</sup> The obligation of the landlord is listed in the lease agreement.