

SEAHAVEN PROPERTIES

Locally Owned Wilmington Rental Management · 910-465-5148

Vacation Rental Owner Checklist

Getting your Wilmington-area beach home launch-ready

1 · Legal & Financial Foundation (do this first)

- ☐ Confirm STRs allowed — town ordinance
- ☐ Register / obtain required permit
- ☐ Get short-term rental / commercial insurance
- ☐ Open a dedicated bank account
- ☐ Confirm STRs allowed — HOA / condo rules
- ☐ Set up sales & occupancy tax collection
- ☐ Add windstorm + flood coverage (coastal)
- ☐ Review NC Vacation Rental Act (direct bookings)

2 · Safety Non-Negotiables

- ☐ Smoke detectors — every bedroom & level
- ☐ Kitchen fire extinguisher (charged)
- ☐ Emergency info + property address posted
- ☐ Secure railings, stairs & decks
- ☐ Rip current & beach-flag info
- ☐ Carbon monoxide detectors
- ☐ Stocked first-aid kit
- ☐ Marked exits / evacuation note
- ☐ Pool / hot tub safety (if applicable)
- ☐ Water safety guidance posted

3 · Room-by-Room Walk-Through

- ☐ Kitchen: cookware, dishes, small appliances
- ☐ Bedrooms: quality mattresses (test them!)
- ☐ Bedrooms: blackout curtains, chargers
- ☐ Bathrooms: starter toiletries, hair dryer
- ☐ Living: seating, smart TV + streaming
- ☐ Laundry: working washer/dryer + detergent
- ☐ Outdoor: grill + full propane + spare
- ☐ Kitchen: starter soap, towels, trash bags
- ☐ Bedrooms: 2 linen sets per bed
- ☐ Bathrooms: towels + beach towels
- ☐ Bathrooms: good ventilation (humidity!)
- ☐ Living: reliable wifi, games, guidebooks
- ☐ Outdoor: outdoor shower (near-essential)
- ☐ Outdoor: beach chairs, umbrella, cooler, wagon

4 · Booking-Driving Amenities

- ☐ Fast, reliable wifi (test the speed)
- ☐ Pet-friendly setup + pet fee (optional)
- ☐ Beach gear ready to go
- ☐ Clear, adequate parking (Wrightsville!)
- ☐ Well-equipped family kitchen
- ☐ Workspace for remote / travel-nurse guests

5 · Getting Listed

- ☐ Professional photography (highest ROI!)
- ☐ List on Airbnb + VRBO with calendar sync
- ☐ Set house rules, occupancy & cancellation
- ☐ Line up cleaner + backup for peak Saturdays
- ☐ Compelling, accurate listing copy
- ☐ Set up dynamic (not static) pricing
- ☐ Smart lock / lockbox + digital house guide
- ☐ Line up HVAC tech & handyman for July

6 · Final Pass Before Guest #1

- ☐ Spend one night in the property yourself
- ☐ Confirm all safety equipment works
- ☐ Deep clean + stock consumables
- ☐ Test every appliance, wifi, AC, hot water
- ☐ Verify smart lock / entry system
- ☐ Confirm calendar, pricing & sync are live

Rather not do all this yourself?

We handle launch and everything after — permits, photography, pricing, turnovers, and the 9 p.m. phone call. Small portfolio, big attention.

Request a consultation · seahavenproperties.com/contact-us · 910-465-5148

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