

Rental Cabin Requirements

- 1) Each cabin needs a minimum of 2 sets of sheets for each bed, sofa sleeper, futon, or other sleeping arrangements. The best type of sheets are a cotton/polyester blend and mid-grade around 500 plus thread count. Extra blankets, comforters, and pillows.
- 2) Each cabin needs a minimum of 2 1/2 sets of towels (bath, hand, and wash cloth) for each person your cabin sleeps. If your cabin sleeps 10, then you should have a minimum of 25 bath towels. Some guests use more than 1 towel during their stay or don't like to use the same towel more than once.
- 3) Cabins that have hot tubs need to have designated towels. Preferably white towels because of the chlorine in the water. They need to have a separate location from the bathroom towels. Mark them as hot tub towels.
- 4) Kitchen towels (5 minimum), kitchen cloths (5 minimum), and cleaning rags (5 minimum). Unless you are planning on purchasing a lot of sponges, do not provide sponges for the guests to use. These are very germy if not thrown away after each renter usage.
- 5) Each cabin needs a minimum of 2 table settings for each person your cabin sleeps. If your cabin sleeps 10, then you should have a minimum of 20 complete table settings. This includes plates, bowls, silverware and glasses. Wine glasses and coffee cups are a request. Dishes get chipped and broken with usage and even in the dishwasher, these will need to be replaced every couple of years.
- 6) Each cabin should have the basic pots/pans (sauce pan, frying pan). One set will be fine for 6 people, but if you sleep more then you need multiple sets of pots and pans. Purchase good quality pans and the proper cooking utensils for them (plastic and wood if the pans are coated). Crockpot, electric frying pan, large boiling pot, large skillet, griddle, mixer, blender, toaster, coffee maker, baking dishes (cookie sheets, cake, brownie), casserole dishes, serving dishes and mixing bowls, cutting boards, can openers, wine bottle openers, dry and liquid measure cups, measuring spoons, cooking utensils, sharp cutlery (steak knives for all guests), and anything else that you can think of to stock your kitchen. Think do you have enough to prepare and serve Thanksgiving dinner for everyone at your cabin?
- 7) Mattresses for beds need to be of good quality. Per the manufacture instructions, a mattress should be replaced every 8 years. Don't buy cheap mattresses. All mattresses need protectors with extra's for washing.
- 8) All pillows need protectors with extra's for washing. Replace all dirty, stained, and flat pillows.
- 9) Each cabin should have the following cleaning supplies and other supplies available: furniture polish, duster, broom and dust pan, mop, vacuum and extra bags (go bagless and filterless), dish soap and/or dishwasher soap, laundry soap, dryer sheets, bleach, spot remover (The laundry soaps can be locked up for house cleaning use only.), floor tile/linoleum cleaner, carpet spot remover, window cleaner, toilet bowl cleaner and brush, bathroom tub, sink, and tile cleaner, hot tub chemicals, test strips, and hose (only for those homeowners that have hot tubs), kitchen counter (granite cleaner) and appliance cleaner (stainless steel or glass oven cleaner), oven cleaner, sponges/SOS Pads, trash bags, toilet paper, paper towels, liquid hand soap, snow shovel and ice melt (if rented during the winter), extra batteries for all remotes and flashlights, light bulbs, a small toolbox with screwdrivers, hammer, flashlight, etc. As you visit your cabin, please restock. If you run short on toilet paper, paper towels, and soaps, we will purchase small quantities to get the renter by and charge you for the items. Renters should have access to cleaning supplies so if they have an accident they can help clean it up.

- 10) Make a power outage kit for the renters to find easily so that they have flashlights if the power goes out, generally the kitchen. Things to be included are flashlights, extra batteries, mini lanterns, etc. I would not suggest candles because of a potential fire. Some motion night lights can be used as flashlights too in an emergency. Night lights are good for hallways to help drowsy renters to find a bathroom. Make a first aid kit for the renters and place in an easy place for them to find, generally a bathroom.
- 11) As people come in and out of your cabin, items unfortunately will be mishandled and sometimes taken by mistake. Rainbow Realty tries our hardest to prevent these things from happening and try to get you reimbursed for any damages, but there are times that we miss things. We will notify you of any potential problems and let you make the decisions on what to do. If you know of any damage or missing items, immediately give us a call. Any items that are valuable or you do not want the possibility of having damaged or taken need to be placed in a locked closet and out of reach of the renters or removed completely from the cabin.
- 12) Each cabin has rules posted on the refrigerator and in the 3 ring binder. You can add anything to this binder; activity brochures, information on special equipment, restaurant menu's, individual family touches, etc.
- 13) Each homeowner should take a good look at their cabin at least twice a year. Fix any loose cabinet knobs, fix or replace old bed frames and furniture, fix any water leaks in plumbing, stock up on cleaning supplies and toiletries, have a professional service fireplaces, furnaces, chimneys, and hot tubs, check and fix roofs for ice damage and water leaks, carpet cleaning, paint walls, stain wood walls, decks, exterior logs, etc.
- 14) In accordance to the Fremont County or Island Park City safety ordinance each cabin needs working smoke detectors in each bedroom, living room, loft, family room. Each floor of the cabin or garage needs a CO2 detector and a fire extinguisher. Hand rails need to be on the inside and outside stairways and decks need proper safety railings. All electrical wires should be in good condition (not frayed or exposed), electrical outlets should not be overloaded with extension cords. All appliances should be in working order and not a fire hazard.
- 15) Each homeowner is responsible for snow removal during the winter months, if their cabin is rented during the winter. This snow removal can include **private roads, driveways, roofs, stairs, decks, private outbuildings, garages**, etc. It is cheaper to have the snow removed on a storm basis, than wait until it builds up 4 to 5 feet and then plow. If you are visiting your cabin, any help would be greatly appreciated.
- 16) Each homeowner is responsible for winterization of their cabins. Rainbow Realty will not winterize your water pipes before or after a rental. Please make sure that you have a constant heat source on during the winter to help prevent frozen and broken water pipes.
- 17) Each cabin will be cleaned after every rental. We have added a one-time cleaning fee to your rental price to help cover the costs of cleaning.
- 18) Each cabin needs a locked area or closet to put the extra linens, towels, and extra supplies (stock up). Rainbow Realty needs a key or the code for this closet.
- 19) All appliances should be in perfect and efficient working order. If you sleep more than 14 people, then see if you can install another set of washer/dryer or at least another dryer. If you sleep more than 10 people, you should see if you can install another refrigerator.