



Cottage Rentals – Frequently Asked Questions

Many Seabrook owners put their homes into the Seabrook Rental Program to offset the overall cost of ownership. Seabrook Cottage Rentals manages the Rental Program on behalf of owners. The Seabrook Cottage Rentals team is happy to assist and answer any questions that you might have beyond the frequently asked questions outlined in this document. Please contact: Christophe Chabaud / Christophe@seabrookwa.com or Emma Lopez / Emma@seabrookwa.com, both at: 360.276.0265

Management Fee - Seabrook Cottage Rentals charges a 37% management fee. This can be reviewed annually. Signature Homes that are currently for sale offer a 15% management fee for the first year in the program and pre-sale homes offer a 25% management fee for the first year. Please ask Real Estate Sales for more information.

What number of nights are homes typically rented throughout the year? The number of nights a home is rented varies based on the home type, rate, homeowner personal usage, the level of furnishings and amenities (such as a hot tub). You can estimate 120-150 nights per year for the first year in the rental program, assuming that you, the owner, does not heavily use the home during prime weeks or weekends. Homes that are established in the rental program do see 170 nights or more of usage.

What services does Seabrook Cottage Rentals provide? Seabrook Cottage Rentals is an on-site management company that is engaged 365 days a year, 24 hours a day. We develop a specific page within our website for your Seabrook home, and we market and promote your home to prospective renters. Our marketing program is broad and varied, but focuses on the Puget Sound market and guests who live within a 3 hour drive of our beach town. Owning a home at Seabrook is unlike owning a primary residence – it is much easier. Our team cares for and manages your home. If there is a storm, our team inspects each home, ensuring that all is well. If your home needs an update, a special cleaning, painting, etc. we work with you to obtain bids for the work and manage the execution of the work for you (this service is in addition to the general management fee).

What does the 37% fee cover? The 37% fee covers marketing of your home, rental operation of your home, including management oversight, housekeeping and general maintenance, full financial reporting and credit card fees.

How do owners schedule use of their homes? Owners are provided with an individual login to the reservation system to schedule private use as desired. Seabrook Cottage Rentals does not limit the number of days selected for your private use of your home.

What will I need to provide for my home if I put it in the rental program? As an owner, you provide all utilities including TV, internet, and local phone service to your home. A full list of required items and other suggested items is included with our contract. We also have a linen program that Cottage Rentals operates for ease of management.