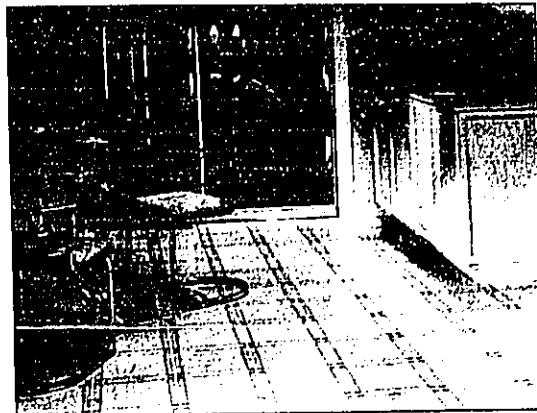


# Making the summer house attractive to vacationers

(MPS) While some of us are still wondering why last summer's renters left the wuk in the backyard shower, homeowners with rental property in vacation communities should be planning for the "next season." Whether you occupy your property in the summer and rent it out in the winter or vice versa, it's never too soon to plan the renovation projects that attract tenants and enhance your own enjoyment of the property. The myriad ways to update a rental property easily and inexpensively to charm prospective tenants and command a higher fee.

•Fresh paint \_ The easiest redecorating job comes in a gallon can of paint. Experiment! While some people swear by white walls, others recommend very pale pastels, especially when light is limited. Rooms with dark, ordinary paneling. Be sure to prime the surface first so that the paint adheres to it. You'll see how cheerful the room becomes!

•Mint-condition floors \_ Floors are critical to a sense of spaciousness and ease of care. For this purpose, the best floors are resilient (vinyl) flooring, which is available in a wide range of styles and prices. Resilient flooring can replicate hardwood, marble, ceramic and saltillo tile. According to



**RESILIENT FLOORING:** Tiling like this "Marblesque" vinyl tile improves the look of your summer rental property.

Leonard Ludovico, vice president of styling and design for Congoleum Corp., "A great floor that helps unify space instantly improves any property and resilient flooring eliminates time-consuming upkeep."

•Style is everything \_ Nothing helps a vacation house rent faster than a sure sense of style. Before you invest in expensive decorative items, take a look at what you already own.

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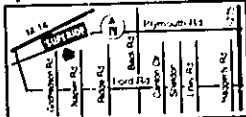
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