SKI LEASE FAQS

Thank you for your interest in a ski lease for the 2025/26 winter season. Please review the following procedures and frequently asked questions.

The first step is to fill out our online application here:
https://tahoemtproperties.com/ski-leases/ski-lease-application/
Please be as specific as possible, and include past ski lease references with contact information of previous home owner or management company, and provide Airbnb and Linkedin profiles if you have them.

The pricing and preferred duration of the lease is mentioned in the listing. This is the Owner's preference. Shorter or longer leases may be available and would be up to the Owner.

After the Owner selects a Tenant, we will create the lease. Upon signing, the security deposit is due. It is usually the amount of one (1) months rent, and $1000 extra per pet for pet friendly homes. This security deposit turns into your damage deposit upon check in and is fully refundable, pending no damages.

The Security Deposit is due at time of lease signature. Two (2) months rent is due one (1) month before move in. The remainder of the balance is due thirty (30) days after check in. Some homes have internet included, some do not. The Tenant puts variable utilities like sw gas, electric, and water in their name. The Internet stays in the Owner's name. Tenant reimburses Owner for snow plow service. The Tenant pays for firewood if applicable. The Owner will buy back any unused firewood at the end of the lease.

Tenants take care of the home as if it's a long term lease for the duration of their stay. This includes changing out light bulbs, organizing their own snow shoveling and house cleaning, and calling the disposal company if trash service is missed, etc.

Upon check out, The Tenant pays for a deep cleaning and carpet cleaning. A deep cleaning checklist is provided. The Tenant pays for couch cleaning, if applicable. This can be arranged the day after your lease termination. If you'd like management to arrange these services for you, we will use our preferred vendors and no quotes will be provided. If the Tenant requires quotes, they'll need to arrange for their own cleaning and carpet cleaning and pay the companies directly.

Our role as management is to be available for you for lock outs, and appliance, plumbing and electrical failure. If you have general questions about the home, please contact us via email. An emergency contact will be provided for true emergencies.

It is the Tenant's responsibility to make sure utilities are switched back to the Owner at check out.

If you have further questions, please contact Holly at holly@tahoemtproperties.com. Thank you!