

# TahoeGetaways Property Rating Criteria

FEATURE	ECONOMY	3 STAR	4 STAR	5 STAR
	A house that offers something terrific to the guest, but otherwise modest	Most homes fall in this category. Ranging from average to upscale. The combination of guest reviews and industry standards considers these houses above average.	A select category of upscale homes	Only a handful of superb properties earn this rating
<b>CURB APPEAL</b>	Ranging from basic to modestly good curb appeal	Attractive; combination of obvious design enhancements on all exterior elements. Provides good level of curb appeal.	Impressive and eye catching. Highly customized construction. Commonly used as featured listings in print media.	Stunning architecture and highly customized construction. Trophy caliber properties on a world class level.
<b>FUNITURE / DÉCOR</b>	Basic functional décor with limited evidence of increased coordination of furniture to reflect current industry trends.	A well coordinated mix of newer and dated furniture/fixtures in fine condition. Extra effort to add comfort and detail. May have quality framed artwork or photography.	Upscale, usually professionally appointed décor. Abundant variety of new or timeless pieces. A variety of interesting artwork/accents	Outstanding elegance with unique focus on luxury and comfort. Most always professionally appointed featuring a seamless blend of only the finest appointments
<b>KITCHEN / BATHS</b>	Laminate or ceramic tile floors/counters. Basic cabinetry. Slightly dated appliances usually white or black in color. One oven, one refrigerator, microwave, toaster, coffee maker, blender. Basic, fair quality cooking supplies, may be eclectically matched pots/pan/flatware.  Mainly unmatched drinking glasses, coffee mugs, and wine glasses of economy quality	Commonly feature hard surface counter tops manufactured or granite. A variety of quality cabinetry. Newer black or white appliances, but mostly stainless steel. Tile, stone, or wood floors. One or two ovens. Good quality supplies; pots,pans, and cooking tools.  Matching dish and silverware. Matched and unmatched drinking glasses, mugs, wine glasses. May have some variety of cocktail glasses.	Commonly feature Upscale Gourmet Appointments. Usually granite, marble, concrete, or other exotic countertops. Custom cabinets, usually double ovens and large capacity fridge. May have climate controlled wine storage. High quality cookware & some specialized cooking equipment.  Matching drinking glasses (juice and water) likely to have a variety of cocktail glassware.	Always feature Upscale, Gourmet Appointments of the highest quality. Have a wide variety of designer dishware and commonly feature fancy serving appointments to accommodate elegant gatherings.
<b>LINENS / BEDDING</b>	Fair quality bedding, including bed pad fitted sheet, flat sheet, and blanket/bedspread. Commonly have lower thread counts. Extra pillows are unlikely. One bath towel, one hand/face towel, and per guest	Attractive, good quality, linens & coverings. Including bed pad, fitted sheet, flat sheet, and newer comforter or washable duvet. Moderate thread counts. Sometimes will have down inserts for duvets. Pillows will match the bed size and likely to have extras. One bath towel, one hand/face towel per guest.	Newer upscale linens. Bed pad, fitted sheet, flat sheet with designer comforter or down stuffed duvet. Pillows to match the bed size with extras either in closets or staged on beds. One bath towel, one hand towel, and washcloth per guest	Fine, upscale linens of high quality. High thread counts are common. Designer themes with extra pillows and very high attention to detail and theme.
<b>MEDIA</b>	Basic TV with DVD player. Minimum of portable radio/CD player	Newer TV/AV with DVD. Usually TV in master bedroom perhaps family room	Built in or flat panel media with more advanced AV. Usually TVs in some bedrooms.	Built in or flat panel media with more advanced AV. Usually TVs suited bedrooms.
<b>SETTING</b>	Common eclectic neighborhood setting	Commonly eclectic neighborhood setting, may back to forest, have a view, or be in a resort setting	Commonly in a neighborhood with predominantly upscale homes, or in a resort area, or have a view, or be water front	Upscale neighborhood, exclusively subdivided, or with a good water view, water front, or resort neighborhood; may be gated.
<b>AMENTIES</b>	Affordable beach towels & chairs. Basic outdoor furniture and grilling equipment. May have hot tub, pool, or resort amenities	Affordable beach towels, decent outdoor furniture and grilling equipment, likely to have a hot tub or access to resort amenities	Usually have quality outdoor furniture and appointments, usually have hot tubs. May have access to resort amenities	High quality, designer outdoor appointments and grill equipment. Extensive amenities, and entertainment options.

NOTE: It is important that you realize that all of our Rental Properties are individually owned private homes; they are owned by families much like yours, not owned by large corporations. Each property reflects the taste of the individual homeowner; furnishings, décor, and amenities vary from one property to another. TahoeGetaways makes every effort to provide updated information and accurate descriptions of all of our properties. This rating system is known to be consistent with AAA standards, but is also based on staff opinions, and customer reviews/feedback.