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KELLERWILLIAMS



Preparing your Home For Lease

12 EASY STEPS

In order to attract great tenants you have to offer a great living environment. If your rental property is squeaky clean, updated & well maintained ~ you will shorten the timeframe for securing a qualified tenant and help to ensure that tenants will care for the property as if they owned it. These suggestions are also aimed at minimizing your need to make frequent service visits during the lease agreement.

- 1. **Repair/Replace** Defective Systems or Appliances (HVAC, Plumbing, Electric etc.)
- 2. **Tag or Mark** the main water shut off valves, gas shut off valves, outside water faucet and circuit breakers
- 3. **Buy** a box of furnace filters, **mark** location & **size** of filter on furnace (make a **note** for your own records)
- 4. **Caulk** tubs and showers
- 5. **Confirm** all light fixtures, light bulbs & outlets are **operational**
- 6. **Install smoke detectors** on each level and install **new batteries** (annually)
- 7. **Install carbon monoxide detector** if you have gas/oil furnace or wood fireplace
- 8. **Freshen Landscape**: Cut grass, trim shrubs & trees and lay fresh mulch
- 9. **Deep clean interior**: windows, floors, cabinets, ducts & professional carpet cleaning
- 10. **1st time Rentals**: Have whole house interior **painted**. Recommended Benjamin Moore paint color: ecru 2014-70, egg shell, and bright white for trim & doors. Repeat rentals should **touch up** rooms after tenant vacates
- 11. **Purchase 2 Fire Extinguishers**, place in kitchen pantry & master bedroom closet. Label with property address & date
- 12. **Purchase Home Warranty**. This will come in handy when your future tenant calls about a plumbing leak, or a broken outlet or appliance. One phone call to 2-10 Home Warranty and a licensed contractor will be on the scene.