



ENSURING YOUR RENTAL PROPERTY IS

**“RENT-READY”**

Use this handy checklist to ensure your property is leased quickly to the highest quality tenant possible. Remember, we offer high-quality, affordable Rent-Ready Services to help you get it all done faster.



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- Re-Key the Property.** Re-keying the property provides a fresh start and peace of mind for everyone. The tenant is secure in the knowledge that keys distributed over the years to neighbors, relatives, agents and contractors are no longer functional and cannot cause a trespass. The landlord, with this one action, has ensured that all the doors and locks are functioning correctly, simplified access by keying all locks alike, and eliminated a real source of liability.
- Conduct Comparative Market Analysis (CMA) and Establish Rental Rate.** Determine an appropriate rent amount that will help to quickly attract a sufficient number of interested applicants to select from. At Real Property Management SAC-METRO, we combine a robust data analysis, with our extensive local expertise, to advise you on a competitive rental amount. A too high rent rate can result in a longer vacancy time, which can quickly eat away at the profit you are striving for. Some of the variables that we include in our analysis are:
  - Condition of the home (rent-ready, curb appeal)
  - Time of year
  - Area markets
  - Location, and location within neighborhood
- Obtain a Landlord Insurance Policy to Protect Your Investment.** Protection from liability helps you rest easy. Speak with your local insurance provider and seek out the best coverage. Be sure to obtain extended liability coverage and look into an All Risk Provision. Liability coverage of at least \$500,000 is typically advised. You may also want to consider a Personal or Commercial Umbrella Liability policy. As we are not an insurance company, we suggest you consult with your preferred insurance carrier.
- Keep utilities on until the tenant moves in, including water.** All lights should be on when the prospective tenant is shown the property. It's hard for tenants to feel good about a dark, uncomfortably hot or cold property with no running water.
- Ensure the water heater is functioning properly;** check the unit and take necessary replacement actions to prevent flood damage.
- Be sure the air conditioner and heater are functioning well, install a new filter and dust the grating.** Nobody wants to rent a home that is hot and humid in the summer or cold in the winter. Keep it set at comfortable temperature during all showings.
- Inspect the property for safety and security issues.** Electrical wiring, splinters, broken windows, mold, ineffective door locks, etc., all put you, and your tenant, at risk.
- Have the home professionally cleaned.** Use a professional to prevent any misunderstanding of cleanliness expectations. Keep the receipt.

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- See that all appliances are in working order and clean.** If you have not lived in the property for some time, the appliances must be tested.
- Maintain cleanliness during vacancy,** including lawn care, landscaping, , sprinklers, pest control and routine weekly cleanings
- Remove any odors—do not simply mask them.** Sometimes it requires another person to enter the home to smell odors that you may be accustomed to (pet, smoking, cleaners, etc.).
- Remove any personal belongings anywhere on the property** (attic, crawl space, garage, storage shed etc.). Anything you leave behind you can expect to lose.
- Paint any non-neutral colored walls a neutral color.** DO NOT touch-up paint. If you are going to paint, paint the walls from top to bottom, corner to corner. (Do not leave paint behind, as the paint will age and UV exposure will damage the walls and cause the color to change. Tenants tend to touch-up paint walls, making it worse at move-out.)
- Clean up after any handyperson or maintenance crew has completed any work.** Check for and remove glass, nails, sharp objects that may have been left behind.
- Systematically document the condition of the property.** Use paper checklists and digital media, (both video and photos), to thoroughly document the condition of the property, inside and out. These records will save you time and trouble when your tenant leaves and it's time to reconcile the security deposit.
- Finally, assess the property's “curb appeal”** from the street—this is the first impression made by the tenant which gives them an idea of what they can expect on the inside. This is an extremely important part of the rent-ready process, as poor landscaping or an unattractive first impression can prevent prospective tenants from ever viewing the home.

**THE GOAL:** Create a home the prospective tenant can happily imagine themselves living in.

Need assistance getting your rental home “Rent Ready” and best possible return on your investment? Put our team, experience, and ethics to work for you. **Call 916.452.5000**