

Making Your House Rent Ready!

As a property manager or landlord, there are several steps you should take in getting a property ready for rent. “Rent ready” means the property has been cleaned, repaired, or remodeled and that it is in rent-able condition for new tenants. **Keep in mind, most people take care of nice things... the cleaner the better.**

The goal is to minimize the time your property is vacant. To get the most out of your investment property, the competitiveness of the market is key in making decisions to position your home in the marketplace.

It may be a good idea to hire a home inspector to check your home for safety issues and to identify items in need of repair now or ones that will need repair in the near future. The cost for this service usually runs from \$200 - \$600 depending on the company you choose, home type, size, age, and amenities. Example: a 2000 to 2500 sq ft home runs approximately \$350.

Spray for pests. It is better to have the property sprayed on a regular schedule than to wait until there’s a pest problem. You will definitely want to hire a professional pest control company to give your property a full treatment for all of the common bugs in your area.

The following “Handyman Checklist” and “Cleaning Checklist” will give you a good idea of things to consider when preparing your home:

Handyman - Rent Ready Checklist

1. Verify GFIs work Property (if applicable).
2. Check all electrical outlets for proper operation, tighten as needed and covers installed.
3. Insure caulking is good around all water sources (counters, sinks, faucets, tubs, toilets, diverters).
4. Check plumbing under sinks for leaks or needed repairs.
5. Verify all sink and drain stoppers are installed and working properly.
6. Verify all bath and kitchen vent fans work properly.
7. Clean / replace microwave vent filters (if applicable).
8. Clean / replace heater vent filters.
9. Install / test smoke and carbon detectors. Note- Carbon testers not needed if home has no gas supply).
10. Verify all light bulbs are installed and working.

11. Confirm all doors operate properly (bedroom, closet, including kitchen and bath cabinets).
12. Bedroom closet doors / sliders operate properly.
13. Verify all doors have door stoppers to protect walls.
14. Re-key or change door locks and property access codes.
15. Repair and or replace window screens as needed.
16. Make sure window locks work properly.
17. Make sure window blinds function properly.
18. Touch-up paint as needed.

Special things to be done: _____

Cleaning - Rent Ready Checklist

Front / Entry / outside:

- Sweep entry and walkway.
- Wash front door.
- Wash garage door (if needed)
- Sweep patio and walkway.
- Yard clean-up. Cut and edge lawn, remove overgrown plants, and make sure watering systems are operational

General:

- Wipe dust webs from corners and walls throughout.
- Check walls for washable stains and remove.
- Clean tops of all ceiling fans and light covers.
- Clean blinds and window seals as needed throughout.
- Clean windows inside and out that you can safely reach.
- Clean all door edges as needed.
- Clean light switch covers as needed.
- Clean the tops of baseboards throughout.

Kitchen:

- Clean / treat cabinets.
- Clean out all cabinet drawers and shelves.
- Clean out under sinks.
- Clean all appliances inside and out.
- Clean under microwave.
- Clean vent filter above stove.
- Clean sinks and faucets.

Baths:

- Clean / treat cabinets.
- Clean out all cabinet drawers and shelves.
- Clean out under sinks.
- Clean air vent cover/filter.
- Clean tubs, toilets, sinks and fixtures.

Laundry / Garage:

- Clean laundry as needed.
- Sweep out garage and remove trash as needed.

Flooring:

- Always Clean bath, kitchen, and dining floors.
- Professionally clean carpets. Treat as needed if pets have been in the property.

Special things to be done:

We hope this information is useful and has pointed you in the right direction to prepare your home for rent.

Call Steve with ***Premier Properties Management*** for assistance in renting your San Diego property.

Call today (619) 370-3660

