

PREPARING YOUR PROPERTY FOR RENTAL

Preparing for Inspection

First impressions are the most important. They help to determine the rental a tenant will be prepared to pay not to mention the type of tenant your property will attract.

Items throughout the property that will make a world of difference:

- Paintwork both externally & internally must be well presented.
- Gardens & Lawns are in a well kept condition
- Carpets, vinyl and tiled areas are in good condition
- Window verticals, blinds, drapes & venetian are in good condition and provide adequate privacy.
- All appliances are in good working order and clean.
- No offensive odour within the property
- All windows & doors must have adequate locking devices and keys to all locks supplied.
- Adequate fencing and safe entry to property.

Preparing for your Tenant

A property provided to a tenant in good condition will assist in ensuring that it is left in a similar order at the end of a tenancy. This can also establish a standard of care and cleanliness during a tenancy.

- All rooms throughout should have fittings that are clean & in good working order.
- Carpets throughout should have been professional cleaned
- Pest control externally & internally should have been performed and is required to be performed by the property owner once in every twelve months period.
- Supply of appliance booklets to tenants if available.
- Completion of an Entry Report and photographs if possible.
- Ensure gardens, lawns & fencing are free of rubbish & weeds and that wheelie bins are provided.
- Clean all gutters & pergola roofing.
- Ensure that all paving & garage floors are free of stains (as clean as possible).

Maintenance During The Tenancy

As with your own home, a certain amount of wear and tear is unavoidable during the tenancy and we recommend a repairs and maintenance program which will ensure your property continues to achieve it's maximum rental return not to mention attracting quality tenants and suffer minimum vacancy periods.

Please consider the following as a guideline & suggestion.

- *Budget to paint internally every 4 – 8 years.*
- *Painting should be kept to a light neutral colour (Not White) and it is always advisable to use washable vinyl paint.*
- *Remove 'dated' wallpapers, even if in good order, as this can hinder securing a good long-term tenancy.*
- *Clean gutters regularly & maintain the once a year a Pest Control internally & externally.*
- *Re-grout tiles in bathroom, ensuite, kitchen & laundry to ensure a clean & fresh look not to mention the deterrent of water leakage.*
- *Replace kitchen & vanity unit tops cupboards & draws instead of installing new units.*
- *Don't lay soft type vinyl's as they dent and cut easily not to mention the lasting factor, ceramic tiles are ore durable and long wearing.*
- *Select quality hard wearing carpets in a neutral colour, try to stay away from too lighter colour floor covering.*
- *Select a cooking unit that has coil elements as the solid type requires greater care during tenancy.*

You may like to consider installing or replacing of the following items if the property does not already have them fitted or they are not working.

- Exhaust fans above the stovetop and above the shower recess.
- Door stops behind all doors throughout the property.
- Install gutter guard if there are trees around your property or the surrounding properties have trees.
- Dead locks to all doors & window locks throughout. (these are essential for tenants to obtain their content insurance without these they cannot).
- Extra lighting for security front & rear of the property, i.e. Sensor lights.

Finalizing Arrangements

If you have been an owner-occupier remember check these handy hints

- 2 Complete full sets of keys to agent
- Finalize Management Agreement Authority
- Appliance booklets to agent
- Disconnect phone & power
- Notify Insurance company and take out Landlords Cover
- Arrange for Professional carpet cleaning & pest control.

LESSORS NOTES TO AGENT