

Guidance Sheet : **Preparing Your Property to Rent**

Before you begin the process of letting your property, you need to be thoroughly prepared. There is a lot to do and plenty to think about before you can think about getting your new tenants through the door.

First impressions count for everything when it comes to property, so it's vital your home looks its best for potential tenants. So, what preparations should you make?

The external view

This is the first view your potential tenants will have of your property, so you should focus on optimising its appearance.

- Tidy up the front and back garden (weed, trim hedges, add some new plants if necessary, clear any dead or unsightly plants, mow and fix any damaged lawn)
- Repair cracks, holes or blemishes in the driveway or walls
- Give the window frames and door a lick of paint if they need it
- Make sure the house number is clearly visible
- Keep rubbish and rubbish bins out of sight.



The interior

- De-clutter - create more space by moving some furniture into storage, tidy away or remove unnecessary objects, books and knick-knacks, clear out cupboards and wardrobes of non-essential items
- Make minor repairs - fix leaky taps and cracks in the walls, replace broken or crooked tiles, replace burned-out light bulbs - make sure everything works!
- Clean thoroughly from top to bottom - carpets, floors, windows, fixtures and fittings, Kitchen and Bathrooms, especially cookers, hobs, shower screens and the like.
- Eradicate unpleasant odours, like pet smells and cigarette smoke
- Decorate rooms if required - a lick of paint can re-energise the appearance of a room.
- Clean, tidy and presentable?
- Of a sufficient size for the family composition?
- Clean and free from damage, such as damp?
- Free from serious disrepair?
- Structurally sound and not suffering from conditions such as subsidence?

Make sure all aspects of your property are up to scratch and meet all of the required standards to give you the best chance of finding the right tenants and achieving the best price.

It may seem like a lot of work, but with time, energy and even a bit of money spent now, it could really make the difference to how quickly you let your property and how much rent you can charge.



Checklist for New Landlords

Prepare your property for Rent

Whether your rental property is furnished or unfurnished, you will be expected to meet minimum expectations.

- All floors should be covered appropriately and floor coverings should be in good condition.
- All windows should have curtains or blinds.
- All lights and lamps should have shades.
- All appliances must meet legal safety requirements and copies of relevant certificates must be supplied.

Furnished Properties

In addition, if you are renting a furnished property, basic equipment must be supplied. The following checklist will help you prepare your property for the rental market. Note: this is the minimum standard that should be met; as the landlord, you may decide to include additional items.

General

- Iron and Ironing Board
- Vacuum Cleaner
- Broom
- Dustpan and Brush
- Bucket
- Fire Blanket
- Smoke Alarms

Bedrooms

- Double/Single bed (as appropriate)
- Mattress Protector
- Bedside Table(s)
- Bedside Lamp(s)
- Wardrobe
- Drawers
- Mirror

Kitchen

- Hob/Oven
- Fridge/Freezer
- Washing Machine
- Microwave
- Kettle
- Toaster
- Kitchen Bin
- Crockery/Glasses
- Cutlery
- Pots/Pans
- Cooking Utensils

Bathrooms

- Bathroom cabinet
- Towel Rail
- Toilet Roll Holder
- Mirror

Living Room

- Sofa
- Coffee Table
- Lamp
- Dining Table & Chairs (if appropriate/space permitting)

