



Get your vacant residential unit rent ready

Calling all landlords! Reviving your vacant unit on a tenant turnover.

Here's your ten-point to-do list for getting your units in tip-top shape, ready and rented.

1. **Purge:** Get rid of anything your prior tenant left behind. Be sure to give the proper notices before tossing personal property.
2. **Clean:** Give the interior a thorough cleaning as prospective tenants expect to view a unit they can move into immediately. This means a deep clean of floors, walls, ceilings, counters, cabinets, appliances – everything. Retain cleaning services to quickly handle this task.
3. **Keys:** As a matter of security, replace or rekey all the locks for access to the unit. You never know which prior tenants (or unknown strangers) may have an old key.
4. **Yard:** Curb appeal catches the attention of prospective tenants with garden work and landscaping. Add color décor with flowering plants from a local nursery.
5. **Filters:** Replace air filters in the ventilation system and clear space around the vents. While you're at it, consider switching out reusable air filters with disposable filters since they require less maintenance.
6. **Fans:** Check ceiling fans to ensure they're working quietly. Always take a good, strong feather duster to them as they will need it.
7. **Lights:** Switch on every light and replace nonfunctioning bulbs. Wipe down all sides of both indoor and outdoor lighting fixtures. It might make a difference to a tenant if you opt for energy-efficient light bulbs.
8. **Windows and doors:** Dirt collects in the crevices and screens of windows and doors. Help them last and clean them for appearances. Oil any squeaky door hinges.
9. **Fixtures and hardware:** Electrical outlets, faucets, towel bars, toilet paper holders, mirrors – all fixtures and hardware need handyman time when damaged or malfunctioning.
10. **Paint:** A fresh coat does wonders to freshen up your property to look like new. Fill any holes before picking up your paintbrush for that final touch.

Please contact me to feel confident acquiring and running rental properties and, of course, for any real estate services you may need.