

Tourtlot Property Management and Leasing

Owners Get Ready-Rent Ready Checklist for Leasing

1. All utilities need to be turned on.
2. Locks on all exterior doors need to be keyed to the same key.
3. Remove all personal belongings and furniture. Garage, storage areas, and attic items need to be removed.
4. Interior painting needs to be recently painted or appear recently painted.
5. Carpets need to be professional cleaned or appear to have been professionally cleaned.
6. The property needs to have been professionally janitorial cleaned – “white glove” showing condition.
7. All property systems need to be operational, such as plumbing, electrical, heating/air conditioning, or gas.
8. All appliances need to be installed and in good operating condition.
9. Exterior yard and landscaping needs to be in good condition.
10. Any maintenance issues or work needed that is reported/recommended to you needs be completed prior to marketing and showings.

A tenant expects to move-in to a property that is ready to be lived in, and if it is not ready, it can negatively affect the landlord-tenant relationship. It can go from a perspective of trust and respect to one of anger and adversarial, which is harmful to all parties in the relationship.