



47 TIPS

How to present your home for rent
and get a better return

0432 716 852

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REAL ESTATE

1 Basics: you'll want to make sure your property meets the basic requirements of a quality household.

- 2 Phone/internet connection.
- 3 Heating and Cooling systems.
- 4 Security: Changing locks between tenancies is recommended.
- 5 Privacy: Curtains, blinds, fencing.
- 6 Good water pressure.
- 7 Smoke detectors.
- 8 Check whether your property meets regulations or safety guidelines.
- 9 Fixtures: Pool features, stairs, railings, balconies, glass and windows.

10 Cleaning requirements: a messy or unclean property can be off-putting to a potential tenant. The level of cleanliness sets the standard expected for when your tenants leave.

- 11 Invest in professional cleaning especially if the previous tenants owned pets. This will remove any stains, smells and any signs of previous inhabitants.
- 12 Professionally steam clean or dry-clean carpets/rugs.

- 13 Re-polish floorboards and tiles.
- 14 Clean all windows and fly screens.
- 15 Clean all curtains and blinds.
- 16 All interiors and furnishings should be detail cleaned.
- 17 Clean all exteriors: cobwebs, weatherboards, gutters and fittings.
- 18 Empty all trash and recycling bins.

19 Repairs: Ensure all household items and electricals are in working order. If something needs fixing then fix it, even if it seems futile.

Clean/fix the following:

- 20 Mouldy bathroom grouting or walls.
- 21 Leaking washers or taps.
- 22 Broken tiles and chipped paint.
- 23 Broken light fitting and burnt out light bulbs.
- 24 Broken door and window fixtures.
- 25 Smoke detectors that need servicing.
- 26 Clogged guttering and/or drains.
- 27 Heating/cooling systems.

- 28 Dirty fireplaces.
- 29 Faulty or damaged appliances.
- 30 Faulty swimming pool filters and equipment.
- 31 Broken or faulty fences, gates or security systems.

32 Outdoor: one of the first things people notice is the outside of a property. Create a great first impression by ensuring you do the following:

- 33 Weed gardens and prune hedges.
- 34 Trim vines and overhanging trees.
- 35 Mow lawns and revive dead patches of grass.
- 36 Clean all external light fittings.
- 37 Clean garage doors and floorings.
- 38 Remove any cobwebs.
- 39 Clean all windows and glass doors.
- 40 Sweep and hose down driveways and paths.
- 41 Remove any stains from driveway.
- 42 Remove garbage from the premises.
- 43 If your grounds require special attention, you may wish to include gardening in the rental agreement or for the tenant to cover any garden costs (lawn-mowing etc) as part of their rental fee.

44 Adding Value: updating your home increases the value and appeal to tenants. Simply by adding new paint, carpet and light fittings, you can transform the space for a small fee. Kitchens and bathrooms are great ideas to update because they can elevate the perceived value of the property and increase its rental return.

45 Services and Utilities: Check with your Property Manager first before cancelling your electricity, gas or water accounts so it doesn't affect any security systems required to maintain your property. Don't forget to check final readings on gas, water or electricity. Update security alarms etc. and transfer them to the tenants details.

46 Landlord Insurance: getting landlord insurance will cover you for unpaid rent and any unforeseeable damages that result from the leasing period.

47 Property Styling: styling your property will dramatically boost its appeal to potential tenants and will make your property stand out from the others. Consider using a professional styling company to style your property or do your best to style the house with decorative items such as cushions, rugs, vases, fresh flowers, candles, etc.

Who to contact?

“I hope you have got great value out of reading these tips. Please don't hesitate to contact me if you wish to discuss your property goals and the value of your investment”



0432 716 852
susie@selbyanda.com
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