

Preparing your home for rent



- **Presentation is the key**
the better your home presents the easier you can find a tenant.
- An electrical safety switch must be installed.
- Ensure all windows, doors & cupboards open & close easily.
- Ensure all locks are secure & operate effectively with keys.
- Organise for at least 3 full sets of keys to be provided.
- Check all corded internal window coverings comply with Trade Practices Regulations 2010. Information can be obtained from our office.
- Have carpets professionally steam cleaned.
- Ensure pest control is current.
- Ensure your termite barrier inspections are up to date & provide us with details to allow for annual services to continue.
- Under the QLD fire Rescue Act 2010, smoke alarms must be installed & certified in all rental properties to comply with standards. Information can be obtained from our office.
- If it is your own home being rented don't forget to change your address & forward your mail (checklist available upon request).
- If there is a pool ensure you have a Pool a current Pool Safety Certificate.
- Obtain & maintain a Landlord Insurance Policy including Public Liability Insurance to a minimum of \$10 million. Information can be obtained from our office.
- Provide instruction manuals for appliances.
- Provide warranty details for any applicable items or building works.
- Leave specific cleaning instructions for any special items.
- Weed & mulch the gardens & prune any overhanging trees/vines.
- Give the exterior a good clean including windows/screens, cobwebs, removal of rubbish & clean out garden sheds.
- Consider including lawn/garden &/or pool maintenance in the rent.
- Ensure there is adequate security to enable tenant/s to obtain contents insurance for personal items.
- If you do not have a phone line installed, give the agent permission to allow the tenant, if required to have one installed & further authorise the agent to reimburse the tenant installation costs.
- If water consumption costs are to be passed onto the tenant all the minimum criteria is to be met as legislation requires. Information can be obtained from our office.