

Rent Ready recommendations for Property Owner Client

These are recommendations to help successful rent your property successfully, attract the best candidates possible, lessen vacancy times, and retain good tenants

When showing a property, we only have one chance to make a first impression. This is important when attracting qualified tenants and showing the level of expectations the property should be kept. It can also tell a searching applicant how detailed and responsive the Landlord is. If a property is shown not clean or with repairs needed, quality renters may move on.

Interior Condition:

- Remove as much as possible from the property – (cleaning products, toilet brushes, laundry soaps, brooms, flowerpots, yard ornaments, etc.) You want the property to be a “blank canvas” for the next occupancy to make their own. Do not leave any cleaning solutions, etc. No personal property or items should be left in the unit. This includes furniture, knickknacks, toiletries, shower curtains, kitchen or bathroom items, soap dispenser, pictures, etc
 - The only items to be left are matching paint for retouch, replacement flooring, tile, etc.
- Replace all burnt out light blubs, including any appliance light bulbs and garage and exterior lights
- Caulking in kitchen and bathrooms shall be clean and free of mildew.
- Be sure painted surfaces are fresh with no mismatch touch-up areas and repainting should be done corner to corner.
- All fixtures and doors function as intended.
- Ensure that any keys/remotes/codes provided are functional and have been changed since the prior occupant.
- All mechanical components are working as designed. Includes HVAC, plumbing and electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, irrigation systems, gas fireplaces, pool heaters, water filtration systems, etc. Check the flow of faucets, drains, hot water tank straps & expansion tank, the hot water tank should be set at 120 degrees per code.
- Check fireplace pilot lights and fireplace operation. If operational, wood-burning fireplaces should be free of debris and have either a fireplace screen or heat-proof glass doors.
- Clean the entire property including appliances and under, top, and behind them. Replace the furnace filter and write the date of new filter on it.
- All windows must open and close properly and have functional locks, all windows that require screens should have them and they should be installed.

Detailed Clean - A clean property sets the precedent and tells the new tenant the level expected.

- The house should be at the level of cleanliness that you want it returned to you, therefore we require that the property is professionally cleaned and free of trash and debris, inside and outside.

- Please have the carpets professionally cleaned and looking fresh unless the carpeting is brand new, our lease requires the tenants to have this done at move out and very often they inquire if it has been professionally cleaned at move in.
- Make sure blinds are functional, dust free, and in working order and windowsills and tracks are clean.
- Remove all personal items and trash from the house and garage.
- Ensure all appliances are thoroughly cleaned. Make sure all areas above, under and around the appliances and cleaned.
- Ensure all walls, doors and baseboards are wiped down. Clean areas around light switches, hallways, and doorways.
- Ensure all vinyl and tile floors are mopped and clean. Remove all stains and superficial marks.
- Ensure all ceiling fans and light fixtures are cleaned and dusted.
- Ensure to clean and disinfect the bathrooms.

Exterior Condition:

- Be sure the lawn is mowed, and the yard is tidy, borders are free of weeds. Remove Continue routine maintenance until rented.
- Sweep out garage
- Ensure property appears in line with any HOA requirements.
- Ensure exterior paint and curb appeal are in good condition.
- Check for and repair trip hazards on walkways. Power-wash any areas if needed (decks and walkways can become slippery if not maintained and cleaned)
- Remove all trash or personal items from yard, porch and patio.
- No lawn equipment including mowers, tools, etc.
- No exterior debris.

For properties within the Tacoma city limits, remind property Owners, they must have a Tacoma Business license for rental property.

https://www.cityoftacoma.org/government/city_departments/finance/tax_and_license/business_license/new_businesses/rental_business_license