

## **PREPARING YOUR PROPERTY FOR TENANTS**



Walk across the street from your home and look at your property's curb appeal. Is it bright and inviting or dreary and tired?

Trim the shrubs low and tight. Trim low hanging tree branches to keep clear of roof and siding.

Clean out the gutters. This should be twice a year.

Weed and mulch gardens and beds.

Have a local lawn service cut and care for the landscape.

Check that all windows are working and locks work properly.

Check the wood trim around windows and doors for potential wood rot. Paint and caulk as needed.

Make sure all screens are in place and in good repair.

See if exterior paint is chipping or flaking. Is it in need of a new coat to seal against moisture and weather.

Have the carpets professionally cleaned.

Have the home professionally cleaned on the interior.

Have the exterior of home, driveway, walks, patio, pool decking power washed.

Check all appliances to confirm they are in good working order.

Have the fireplace serviced and checked for needed repairs.

Clean out storage areas, attic spaces and garage.

Have a local termite company inspect for pests and start an annual inspection service and warranty.

Set up a local service to spread weed killer and fertilizer on the lawn 4-6 times a year.

Have the irrigation system checked and serviced twice a year.

Set up HVAC semi-annual system checks with a local provider.

If the home is vacant, keep the utilities on for showings.