



RENT READY CHECKLIST

At Golden Properties, we uphold the highest standards to ensure your property is in top condition, making it more appealing to prospective tenants. A 100% rent-ready property not only facilitates quicker tenant placement but also sets clear expectations for tenancy quality. This commitment not only showcases our dedication to excellence but also safeguards your investment by minimizing potential issues. Our comprehensive Rent Ready Checklist is designed to achieve these goals, ensuring your property stands out and attracts tenants who value and maintain its quality.

FUNCTIONALITY

- ☐ All doors and windows open, close, and lock securely.
- ☐ Electrical outlets, switches, and fixtures are operational.
- ☐ Appliances (refrigerator, stove, dishwasher, etc.) are in working condition.
- ☐ HVAC systems are fully functional.
- ☐ Plumbing systems are leak-free, and fixtures (sinks, toilets, showers) operate correctly.
- ☐ Garage door openers and other mechanical systems are in proper working order.

COMPLIANCE

- ☐ Smoke detectors are installed in required areas and function correctly; batteries are fresh.
- ☐ Carbon monoxide (CO) detectors are installed and operational; batteries are fresh.
- ☐ Fire extinguishers are present, accessible, and not expired.
- ☐ Safety equipment (e.g., window guards, railings) is secure and complies with local regulations.
- ☐ Property meets all local housing codes and regulations.

CLEANLINESS

- ☐ Professional deep cleaning of the entire property is completed.
- ☐ Kitchens and bathrooms are thoroughly cleaned, including appliances, fixtures, and surfaces.
- ☐ Windows, mirrors, and other glass surfaces are free of smudges and fingerprints.
- ☐ Cleaning service invoice/receipt is provided.

APPEARANCE

- ☐ Walls, ceilings, and trim are freshly painted as needed.
- ☐ Minor repairs and cosmetic issues (holes, scratches, worn hardware) are addressed.
- ☐ Exterior landscaping, paint, and siding are well-maintained.
- ☐ Debris and personal items from previous occupants are removed.
- ☐ Property is staged appropriately to enhance appeal (optional).

FINAL STEPS

- ☐ Conduct a final walkthrough to ensure all checklist items are addressed.
- ☐ Document the property's condition with dated photographs.
- ☐ Update the property listing with high-quality photos and detailed information.