



## Is Your Property Rent-Ready?

### Owner's Rent-Ready Checklist

#### Preparing Your Property for Successful Leasing

A Better Property Management Co., Inc. has been managing residential properties in the local area for over 40 years. This checklist is designed to help property owners prepare their homes for the rental market by addressing common rent-ready standards that help reduce vacancy time, attract qualified tenants, and minimize early maintenance issues.

This guide reflects general industry best practices and is intended for educational purposes. Property conditions and requirements may vary.



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## Safety & Habitability Essentials

- Smoke and carbon monoxide alarms installed in required locations and labeled with installation date
- Exterior doors equipped with properly functioning deadbolts with interior thumb turn locks
- Windows and doors open, close, and lock properly
- GFCI outlets installed in all required locations
- Heating system operational and capable of heating all habitable rooms
- Water heater properly strapped and free of leaks
- Bathroom ventilation functional (fan or window)
- No exposed wiring, active plumbing leaks, or tripping hazards

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## Standard Rent-Ready Items

- Interior paint clean and neutral; colors documented for future touch-ups
- Flooring clean, secure, and in good condition
  - Durable flooring often performs best in rentals
- All drains flowing properly
- Electrical outlets working and securely holding plugs
- HVAC filters replaced
- Fireplaces cleaned and inspected
- Crawlspace and exterior openings properly screened and secured
- All appliances clean and in good working order
  - A working refrigerator and stove are required in California as of **January 2026**



## Common Issues That Delay Leasing

- Personal belongings not removed
  - Torn or damaged screens
  - Missing grout or caulking
  - Odors from pets, smoke, or moisture
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## Optional Improvements That Can Add Value

- Updated flooring (plank, wood, or tile where appropriate)
- Modern light fixtures and cabinet hardware
- Bathroom or kitchen updates

*Note: Not all upgrades increase rent. Cost-benefit should be evaluated based on the property and market.*

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## Utilities, Landscaping & Curb Appeal

- Electricity and water turned on during preparation and showings
  - Landscaping maintained and presentable
  - Exterior lighting operational
  - Trash, bulk items, and debris removed
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## Need a Rent-Ready Review?

Our team provides rent-ready assessments for owners in the areas we actively serve, helping position properties for faster leasing and better results.

**A Better Property Management Co., Inc.**

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