

Is Your Home Rent Ready?

A simple pre-leasing checklist for homeowners.

A rent-ready home should be safe, functional, clean, and prepared for a new resident.

Use this checklist before marketing your property. Requirements can vary by property, lease, municipality, HOA, and applicable law, so treat this as a practical starting point rather than a legal compliance checklist.

Safety & Function

- Smoke and carbon monoxide alarms are present and functioning where required.
- Exterior doors and windows close, lock, and operate properly.
- Plumbing fixtures are functional with no active leaks.
- Heating and cooling systems are operational.
- Electrical outlets, switches, lights, and major fixtures are functioning.
- Stairs, railings, walkways, and other obvious safety items are secure.
- Garage doors, remotes, gates, and access devices operate properly.

Condition & Presentation

- Home is professionally or thoroughly cleaned.
- Carpets/flooring are clean and in good condition.
- Walls are clean; excessive marks or damage are repaired.
- Landscaping is trimmed and exterior presentation is tidy.
- Trash, personal belongings, and owner items are removed unless included with the rental.
- Appliances included with the lease are clean and operational.
- Odors, pest concerns, and visible moisture issues have been addressed.

Access & Documentation

- Management has working copies of all property keys.
- Mailbox, pool, gate, amenity, and garage access items are accounted for.
- HOA rules or community requirements affecting residents are available.
- Utility responsibilities are clearly identified.
- Appliance manuals, warranties, or useful property instructions are gathered when available.
- Owner contact, insurance, vendor, and emergency information is current.

Before Marketing

- Desired rental rate has been reviewed against current comparable rentals.
- Professional-quality listing photos are ready.
- Pet expectations and property-specific restrictions are decided.
- Resident screening criteria and application process are established.
- Lease and required property-specific documents will be prepared before move-in.

Ready for a second set of eyes?

True Haven Residential can walk the property from a management perspective and help identify items that may affect marketability, resident experience, or day-to-day operations.