



Rent Ready Checklist

The Smart Landlord Guide to Faster Leasing, Better Tenants & Stronger Returns

This checklist helps property owners prepare a rental property to perform at its highest level. A **rent-ready** home is safe, functional, clean, and market-ready. Complete this checklist **before marketing the property** to reduce vacancy, attract qualified tenants, and avoid early maintenance issues.

1. Safety & Compliance (Non-Negotiable)

- Smoke detectors installed and working
 - Carbon monoxide detectors installed (where required)
 - All exterior and interior doors lock properly
 - Windows open, close, and lock securely
 - No exposed wiring or electrical hazards
 - No active leaks (roof, plumbing, HVAC)
 - Handrails secure on stairs and steps
 - No trip or fall hazards
 - Property meets local and state habitability standards
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2. Mechanical & Systems Functionality

- HVAC system operational and serviced
 - Air filters replaced
 - Water heater functioning properly
 - Plumbing free of leaks and slow drains
 - Toilets flush and fill correctly
 - Electrical outlets and switches are working
 - Breaker panel properly labeled
 - All light fixtures are operational
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3. Appliances & Fixtures

- Refrigerator is clean and operational
 - Range/oven functioning properly
 - Dishwasher operational (if applicable)
 - Microwave operational (if applicable)
 - Washer and dryer tested (if included)
 - Garbage disposal working (if applicable)
 - All faucets operate without dripping
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4. Cleanliness & Presentation

- Property professionally cleaned
 - Floors clean and free of damage
 - Bathrooms sanitized and odor-free
 - Kitchen cleaned (including inside cabinets and appliances)
 - Windows cleaned
 - No pet, smoke, or moisture odors
 - Trash and debris removed
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5. Cosmetic Condition & Market Appeal

- Walls freshly painted or touched up
 - Neutral, market-appropriate colors
 - Flooring in good condition
 - Baseboards, doors, and trim are clean and intact
 - Light bulbs replaced (consistent color temperature)
 - Blinds or window coverings are clean and functional
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6. Exterior & Curb Appeal

- Lawn mowed and edged
 - Landscaping trimmed
 - Driveway and walkways clear
 - Exterior lighting operational
 - House numbers clearly visible
 - Entryway clean and welcoming
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7. Final Rent-Ready Review

- Property ready to show immediately
 - No known deferred maintenance
 - Meets leasing and insurance standards
 - Marketing photos can be taken today
 - Tenant can move in without repairs
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Smart Landlord Principle

Every dollar spent on rent readiness should reduce vacancy, increase rent, or prevent future maintenance.

Want Help Getting Your Property Rent Ready?

A professional rent-ready process removes guesswork, protects your investment, and positions your property to perform from day one.

The Smart Landlord advantage: preparation before vacancy; not reaction after move-in.