

PRD Jens Gaunt

Preparing your home for lease



Your home of property knowledge







First impressions count...

Leasing your property is an exciting and busy time. PRD Jens Gaunt has a wealth of experience in leasing properties, so we know what tenants look for. We know they start forming an opinion even before they walk through your door at the very first inspection.

To attract the best possible tenant for your home, you must ensure the features that make your property unique are highlighted and distractions are kept to a minimum. Tenants look for negatives to give them bargaining power, it's no secret that quality well maintained homes, attract quality tenants.

This should not be a costly exercise. It is the little things that count. Your PRD Jens Gaunt agent is there to provide you with advice and recommend small inexpensive changes.

This booklet contains some inexpensive and effective suggestions on how to prepare your home for lease, to ensure you attract quality tenants and achieve the best possible price in today's market. However, always consult with your PRD Jens Gaunt agent to ensure you don't over-capitalise.





Inside...

If the inside of your property is inviting it will generate an emotional response from a potential tenant. Set aside some time to refresh the interior of your property. Consider what you would be looking for if you were the tenant.

- **Fresh Paint**

A coat of paint is a quick and cost-effective way to brighten your property. A neutral colour scheme makes it easier for prospective tenants to visualise themselves and their furniture in your home. Ensure you repair any chipped or damaged areas.



- **Floor Coverings**

Steam-cleaning carpeted areas is a must. It eliminates pet smells, brightens the house and often enhances your home by making rooms appear larger.

- **Storage areas**

Storage space is important because it determines whether a tenant's possessions will fit in your property. Eliminate clutter by re-organising kitchen cupboards, wardrobes, and storage areas for a more spacious environment.



- **Kitchen**

The kitchen is often one of the main factors that influence a tenant to make a decision. Tenants look for space, cleanliness and functionality in this important room. Make sure cupboards are neat and tidy. The less clutter the larger the space appears. Fresh fruit always brightens a kitchen.



- **Bathroom**

A sparkling, sweet-smelling bathroom, with neatly folded towels and a few personal touches, makes all the difference. Ensure this room is as neat and clean as possible.





- **Lounge and Media Rooms**

This is where the majority of time is spent in the family home. You need to create atmosphere in this room which reflects the essence of your home. The style and location of your home is a good guide on how to maximise these rooms. For example, beach-houses tend to be light and airy, while cottages are warm and cosy. City living is all about style and maximising space.



- **Smokers Beware**

Avoid smoking inside your property. Non-smokers can detect a smoker's house a mile away and this will be reason enough to put them off a property.

- **Damage**

Repair any damaged walls, floors, windows and doors. Ensure plumbing, heating and cooling is in working order.



The garden...

Ensure your garden is looking its best. A well maintained garden shows prospective tenants that the home is well cared for.

- **Plants**

Low maintenance gardens in an investment property are a must. Pick plants that require little maintenance and are drought tolerant. Trim any large overhanging branches especially around windows and doors to allow natural light into the house.



- **A green lawn**

Mowed lawns and trimmed edges indicate the home is well cared for. As such, this is likely to attract a like-minded tenant. Keep the lawn trimmed and neat – nothing beats soft cushy lawns.





And outside...

With the increasing popularity of outdoor living, the exterior of a property has the potential to be a unique leasing point. Stand in the shoes of the tenant and see your property for the first time.

- **Roof**

Painting and fixing cracked roof tiles adds instant impact on the first inspection. Unblock and clean drains, this could save you thousands of dollars in costly repairs/replacement in the future.



- **Paint**

Paint adds value to the property instantly and can also prevent the costly replacement of rotten weatherboards and window sills in the future. Use colour-matching systems from large hardware stores to select the perfect colour scheme to match the style of your property.

- **Garages**

Garages are often the most neglected part of the family home. Ideally, they should be clutter-free and highly organised environments. Always keep your garage door closed.



- **Windows**

Clean windows not only look great from the street, but they let more light into your home as well. Ensure windows are spotless inside and out.

- **Pathways**

A clean and clear pathway is both inviting and impressive – and a vital part of the entrance to your home. Neaten edges, lawns, shrubbery or designer grasses and eliminate weeds. Make sure toys or sporting equipment is stored out of sight.







Inspection Day...

When the inspection day arrives, there are a few last minute touches that can add atmosphere and increase interest in your property.

- People often use fresh flowers, brewed coffee and baked bread to generate interest and emotion in prospective tenants.
- Arrange for pets such as cats and dogs to be off-site on inspection days. This is particularly important if you are having a no-pets policy during the tenancy.
- Last minute tasks like storing toys, tidying bedrooms, clearing dishes and removing washing from the clothesline creates space and the sense of cleanliness.
- Fill the house with natural light and turn on airconditioning or heating when required.
- Switch off televisions and radio. Soft music may be suitable.
- Ensure you secure all valuables.
- It's best for you to leave during inspection time - tenants might be put off knowing the owner is nearby. Take the time to go for a walk or enjoy a coffee in celebration of your hard work.



Your PRD Jens Gaunt agent will provide an overview of how many groups attended your inspection. Applications will be sought for processing from interested parties, and all your efforts in preparing your property for lease will come to fruition.



Checklist

You can improve the quality of tenant your home attracts and increase your leasing price by presenting your home in an attractive way. Here is a check list to help you.

• Inside

- Paint and touch up interior walls if required
- Make necessary repairs/replacements
eg. shower curtain, leaky taps, peeling paint.
- Clean carpets/polish floors professionally to remove stains and odour
- Clean curtains, blinds, shutters
- Organise/tidy garage
- De-clutter rooms
- Clean bathrooms thoroughly - get rid of mould and water stains
- Polish/dust furniture

• Outside

- Mow lawns (and council strip)
- Rake leaves/sweep paths
- Weed garden
- Prune trees and shrubs
- Clear gutters and drains, and paint if necessary
- Remove toys and yard clutter
- Remove bins
- Wash windows and flyscreens
- Clean away cobwebs
- Wash the exterior of house and touch up paint
- Clean doorways
- Clean or replace front door mat
- Clean pool if you have one

• Inspection Days

- CLEAN, make sure the house is spotless!
- Eliminate clutter - kitchen bench tops and bathroom vanities should be clear and clean
- Open curtains - create a feeling of space and light
- Open windows to ensure there are no bad odours
- Make your place smell good. Burn essential oils or bake bread or brew coffee
- Vacuum and mop floors
- Make all the beds and replace bathroom towels
- Put on air conditioning if hot outside or heating if it is cold
- Create the mood - soft background music will help create a sense of ease
- Remove any animals/pets from the property

