



KERRY DAVEY REAL ESTATE
 Unit 7, 5 Kingsbridge Boulevard
 Jindalee WA 6036

Phone: (08) 9562 5933

ABN: 71 625 909 48

PREPARING YOUR PROPERTY

At **Kerry Davey Real Estate**, we want to procure quality tenants for you, who will respect and care for your investment property.

Presenting your property to the highest standard from the outset will ensure that it is leased quickly, and is more easily monitored throughout the term of the Lease. We will quickly be in a position to identify anything that is not the way it was at the commencement of the Lease.

Remember, the better your property looks now, the better it will be when you eventually reclaim or sell it.

EXTERIOR	INTERIOR
Lawns should be neatly mowed and edged and healthy garden beds should be free of weeds. Ideally, all the lawns and gardens should be reticulated.	All carpets MUST be professionally cleaned, as this is something we require of the tenants when they vacate. If there have been pets inside, the property should be fumigated.
Any large trees or shrubs pruned back from driveways, pathways, gutters and/or eaves and balconies.	Walls cleaned and any large chips/scratches to be patched and painted over.
Garages and sheds should be cleared out unless being used exclusively for owner's storage.	If repainting the walls, a neutral colour is advisable.
Swimming pools/spas cleaned. All pool equipment to be in good working order, supply of chemicals.	Pay special attention to the bathrooms and kitchens - these are often deciding factors for tenants. All ovens, surfaces, tiles and grout should be thoroughly cleaned. Wipe clean kitchen and bathroom cupboard interiors.
All rubbish and household items to be removed.	Make sure all light bulbs are working and light fittings are clear of dust and insects.
Clean gutters, this is often a fire hazard in Australia.	Curtains and blinds cleaned and in good condition, (torn curtains can ruin the presentation of a home). Make sure they're free of pet hair and dust.
Repair dripping taps.	Window locks and deadlocks should be installed (tenants may not be eligible for contents insurance without these).
Clean all windows and repair any damaged fly screens.	Secure parking.
Service reticulation and ensure working correctly, install automatic watering systems if possible.	Telephone/data connection/ TV aerial point.
Service any air-condition units/systems you may have.	Ensure all sliding doors and shower screens have safety glass and open and close smoothly.
MUST HAVE: <ul style="list-style-type: none"> • 3 Sets of keys to ALL locks • Recent Compliance Certificate by registered electrician for RCD's and HWSA's ensuring adherence to the Australian Electrical Safety Regulations 	