

Prepare Your Property for Rent

- A Keystone Realty Guide to Maximizing Value & Compliance

To maximize rental income, attract quality tenants, and ensure stress-free property management, your property must be "Rental Ready" - fully compliant, well-maintained, and professionally presented.

Use this detailed checklist to prepare your property - whether it's a private rental or shared accommodation - to meet market demands, avoid legal risks, and secure the best returns.

Property Condition & Functionality

Utilities & Appliances

- ☐ Does the property use natural gas (piped) or bottled gas (LPG)?
- ☐ If there's solar hot water, are instructions provided?
- ☐ Are all electrical points (GPOs), switches, and lights working correctly?
- ☐ Is the plumbing in good condition? (Check for leaks, dripping taps, and faulty showerheads.)
- ☐ Are all appliances (oven, air conditioner, dishwasher, etc.) fully operational?

Maintenance & Repairs

- ☐ Is there any outstanding maintenance that should be fixed before leasing?
- ☐ Are there broken tiles, loose floorboards, or hazards that could cause injury?

- ☐ Are doors, windows, and locks functioning properly?

Pool, Gardens Areas (if applicable)

- ☐ Is the pool clean, chemically balanced, and well-maintained?
- ☐ Do you have a preferred pool/garden maintenance company, or should we arrange one?
- ☐ Are the lawns mowed, hedges trimmed, and gardens tidy?
- ☐ Do you need a regular maintenance plan for gardens/lawns during tenancy?
- ☐ Will pool/garden maintenance costs be included in the rent, or will tenants handle it?

Compliance & Legal Requirements

Smoke Alarms & Water Efficiency

- ☐ Are smoke alarms installed and compliant with current regulations?
- ☐ Is the property water-efficient (e.g., low-flow showerheads, tap aerators)?

Pool Compliance (if applicable)

- ☐ Do you have a valid pool compliance certificate? (Mandatory for leasing.)
- ☐ Is the pool fence secure and up to standard?

- ☐ Do you want water usage costs passed on to tenants?
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Professional Presentation

Professional Cleaning

- ☐ Have the carpets been professionally cleaned?
- ☐ Has the property been cleaned to a "Tenancy Bond Clean" standard? (Deep clean for kitchens, bathrooms, etc.)

Pest Control

- ☐ Has general pest control (cockroaches, spiders, rodents) been done?

- ☐ If pets lived there before, has a flea treatment been carried out?

Keys

- ☐ Do you have a full set of keys for all doors, windows, mailboxes, and remotes?

Rooming Accommodation Service

For properties with shared rooms or boarding-style rentals

Licensing & Compliance

- ☐ Is your property registered as a rooming accommodation service (if required by local laws)?
- ☐ Do you have the necessary local council approvals for multi-tenant occupancy?

Safety & Privacy

- ☐ Are all private rooms lockable (with keys/secure access for each tenant)?
- ☐ Are shared areas (kitchens, bathrooms, laundry) clearly defined and well-maintained?
- ☐ Are fire safety measures (extinguishers, exit signs, smoke alarms) installed per regulations?

Tenant Agreements & House Rules

- ☐ Will each tenant sign an individual agreement, or is there a shared lease?
- ☐ Are house rules (cleaning schedules, noise policies, guest policies) documented?

Utilities & Shared Costs

- ☐ How will bills (electricity, water, internet) be split among tenants?
- ☐ Are there separate meters for each room, or will costs be divided equally?

Maintenance & Cleaning

- ☐ Who is responsible for cleaning shared spaces (tenants or professional service)?
- ☐ Is there a waste management plan (e.g., bin rotation for multiple tenants)?



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