ELEMENT
PROPERTY SERVICES

How to Prepare Your Home For Lease

Tidy Gardens

- Trim hedges
- Cut tree branches away from house
- Clean gutters
- Clean strip drains in front of garages
- Remove rubbish
- Weeding and mulching
- Check irrigation
- Pressure wash concrete/ paved areas

Attend to any Required Maintenance

Examples

- Arrange any roof leaks to be repaired
- Install doorstops to prevent holes to walls- magnetic is best
- Mount your split system remotes to the walls so they don't get lost
- Replace any blown lights
- Remedy any potential safety hazards
- Mould remediation if required
- Any electrical/ plumbing repairs required
- Painting selected areas if needed
- Make sure everything is functioning- it is an obligation under the lease unless exclusion endorsed

Keep it Simple

- If you are very particular about your garden, consider investing in a monthly gardener to keep it all in good order. Tenants are not responsible to prune hedges etc.
- Install an irrigation system if required.
- Ensure tenants have full use of the premises. Excluding things like garages and storage cages is very unappealing to tenants and will make it harder to rent. It also requires exclusions to be written into the lease, which may also need to be endorsed by ACAT.
- Have realistic expectations of your tenants. Understand that wear and tear happens, things don't last forever and you will periodically need to do some refreshing of the property to keep it appealing. Put funds aside each month to prepare for this.
- Dont put too many rules/ specific requirements on your tenants. We can't police these. We provide housekeeping tips to tenants at handover and as required during the tenancy. However, should your requirements go outside what can reasonably be expected then you are setting yourself up for disappointment, which we would all like to avoid.

Clean Inside House

- We can arrange an end of lease clean and carpet clean once the property is vacant.
- Remove all personal items

To prepare the home for showing in the interim:

- Wash down walls if needed
- Clean gutters
- Declutter
- Ventilate

Other General Admin

- For strata titled properties- arrange a Section 119 Rent Certificate
- Sort keys/ fobs- 3 sets required
- Check your insurance is up to date
- Arrange landlord insurance
- Prepare a 'house book' /instruction manuals
- Provide your insulation/ EER documents if you have them
- Arrange insulation upgrades if required.
- Arrange your utilities to be disconnected (the day before the lease starts as we need the power on)
- Arrange your mail redirection
- If you have direct debits for rates/ water/ strata and you want us to pay the bills, please cancel the debits and get payment up to date otherwise the first account will have arrears and interest charges.

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