

A complete guide for landlords



At True Power Realty we go far beyond rent collection and property inspections.

We will provide market insights and trends enabling you to make informed decisions to maximise your rental return and capital growth.

We also invite you to join us on any of our routine inspections. After all it's your property.

Have you been living in the property?

Here's a quick checklist.

- Re-direct your mail
- Disconnect or cancel your utilities.
- If you have them leave behind a copy of your appliance manuals
- Ensure all locks have keys and that there are at least 2 full sets
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Are you ready to list your property for lease?

Tick these off and you will be ready to go!

- Walls:** Most occasions it's just a clean up of any dirty marks however if there is damage give it a patch up and repaint the wall.
- Mould:** Sneaky stuff and can get into batch rooms mostly. Clean it off however if that doesn't work it might be time for the painting to continue.
- Light fittings:** Check everything is safe and working and give the lights shades a dust
- Skirtings, doors and window frames:** Clean off dust and marks. The skinny nozzle with the brush for your vacuum is perfect for this job.
- Windows:** Check everything is safe and working and give the lights shades a dust
- Window Screens:** Replace any broken mesh and use a damp cloth to wipe away any dust.
- Kitchen:** Pretty much every surface will need a thorough wipe, be sure to remember!; splashbacks, oven, range-hood, stove, sink, the inside and outside of cupboards and drawers. For the new tenants, make sure benchtop power points are available for appliances.
- Bathrooms:** Like the kitchen, be sure most surfaces are cleaned thoroughly including the sink, mirrors, taps and any cupboards and drawers
- Laundry:** Be sure to give any hidden areas a check as there can be a lot of moisture that builds up inside of a laundry. Check around and underneath the tub and make sure any tapwear is clean & polished.
- Bedrooms & Living Area:** Once you have cleared out all cupboards it's time to get the vacuum busy on the carpets. We recommend having this cleaned professionally.
- Fans & Air-conditioning:** Air-conditioning filters and fan blades can be often overlooked. Make sure these are clean and dust-free.



- Curtains and Blinds:** Give everything a good clean. Be sure to dust any blinds and fabric curtains may need to be dry-cleaned. Replace any malfunctioning tracks or chains.
- Floors:** Ensure all carpets and floor surfaces are vacuumed. Before vacating the property ensure that a thorough clean is done professionally. We can keep a record of receipts each time this is done.
- Lawns & Gardens:** Give the lawns a Mow, take care of the edging and remove weeds from the garden beds. It's also a great time to trim back all of your shrubs and mulch it back in for longevity.
- Guttering:** Getting up on a ladder can be dangerous, it's best to call on professional help to get this done. Ask them to get the down pipes clean, clear and working as it will save any hassle later on.
- Paths and Driveways:** Be sure to get rid of any weeds that grow between pavers. Be sure to check the driveway and any paths. Finish up by giving them a pressure clean with a gurney. This will have them looking next to new.
- Garage and Sheds:** It's easy to forget to check storage areas and outdoor sheds. Give them a thorough cleanout, sweep and make sure any cobwebs are removed.
- Pests:** Be sure to get rid of the uninvited inhabitants. Jodi and I have used a completely natural spray for years with a 100% success rate. It's reassuring on the mind especially if you have kids and a top selling point to prospective tenants. Be sure to provide a receipt and we can keep this on record for your convenience.

Clean | Safe | Working



Apply these 3 words as a guide for every part of your property and you'll be all set!

Provide a great experience for your tenants. Whether it's a DIY job or professionally done, it's a small investment for a considerable benefit.