

# Preparing your property For Lease

- Provide your Investment manager with your contact details. Where applicable, include your email address.
- Provide our office with (3) three sets of keys.
- Have you had an electrician conduct a safety inspection of your property and appliances?
- To ensure your property complies with water efficiency standards detailed in the Residential Tenancies Act, have your plumber complete a plumbing inspection of the property.
- Are all stairs, railings and balconies secure - are they safe and meet legal height requirements?
- For your tenant to qualify for contents insurance your home must be fitted with secure locks in working order.
- Do your smoke detectors comply with current legislation - are they correctly positioned and in working order?
- Has your home past a recent pest inspection? We recommend that an inspection is conducted on an annual basis.
- Have you minimised the risk to your tenants safety by ensuring that glass panels and windows meet the current Australian Building Code?
- Complete a general inspection of your home to identify any potential safety hazards.
- Thoroughly clean the property both internally and externally. Including carpets and windows.
- Is the exterior of the property well presented? Weeding, mowing, edging, pruning, removal of cobwebs and gutter cleaning will all give your investment an attractive street appeal.
- Attend to necessary maintenance.
- Where a swimming pool forms part of the rented property, have you ensured that it meets all of the current pool fencing and general safety legislations? Is the pool equipment and water quality in good order?
- Advise your insurance company and financial institution that your home has become an investment.
- Arrange for the redirection of your mail. If you require Ray White to pay your council and water rates on your behalf, please arrange for the notices to be forwarded to our office.