

How to Prepare Your Unit for a New Tenant

By Robert L. Cain

You never know what will turn off a prospective good tenant. So you need to eliminate as many potential turnoffs as possible. In fact, you can do a couple of little things that will appeal to other senses besides sight. Here is a list of things to do to prepare the interior of your property.

- Wash the windows
- Pull back curtains
- Replace light bulbs with higher wattage
- Get rid of any offensive odors
- Wax or polish the floors
- Clean the carpets
- Replace damaged carpeting
- Make the unit warm in the winter and cool in the summer
- Put vanilla on a light bulb
- Check all faucets and toilets for drips and leaks
- Check all electrical outlets and switches
- Do a safety check:
 - Check for loose railings
 - Repair loose carpeting
 - Repair loose stair treads
- Clean fireplace and chimney
- Replace cracked windows
- Pump the septic tank
- Make sure all smoke alarms work
- Check fire extinguishers or put one in the kitchen
- Oil squeaky hinges
- Tighten door knobs
- Replace furnace filters
- Repair the seals on the tub and basins
- Clean the refrigerator and range
- Clean and freshen bathrooms

Resident Satisfaction and Community

J.D. Power and Associates 2007 Apartment Resident Satisfaction Study finds that sense of community is the most important factor in determining resident satisfaction with apartment management companies, and that residents who associate a strong sense of community with their apartment property are considerably more satisfied than those who do not. Residents who report that the overall sense of community at their apartment building is "outstanding" provide satisfaction scores of 907 on a 1,000 point scale, on average, compared with an average of 548 among residents who say that the sense of community is "average" - a difference of 359 points. *Reprinted with permission from the Northwest Landlord.*