



# JoniHomes

All the Right Moves. All the Right Places.

## WHAT TO KNOW BEFORE YOU RENT YOUR HOME

### 1. SAFETY FIRST

- Take a walk around your property and look specifically for trip hazards or other repairs that may be necessary to avoid injury/liability.
- Make sure you have working smoke detectors and CO detectors - record dates the batteries were updated.
- Locate and make extra copies of the front door key and all other doors, garage openers, etc. (Lockbox will need a spare key too).

### 2. PROTECT YOUR ASSET

- Contact your insurance company about policy changes needed.
- Take a video or photo record showing all the items you are planning to leave in the house for tenants' use.

### 3. KEEP CURRENT ON MAINTENANCE

- Schedule service calls for your systems and pump your septic if you have one.
- Change filters/light bulbs inside + out. Stock spares.
- Check exterior lights, motion sensors.
- Consider a home warranty, or at minimum, a heating contract.

### 4. ADD \$\$ VALUE

- Clean, clean, and clean some more -- wherever you can, whenever you can, because this a clean home will attract higher quality renters who will take better care of it.
- Your home is likely your most valuable asset. Get professional guidance from your real estate expert to help you protect it. Your agent has the tools and experience to vet each potential tenant, help avoid liability and damage, and negotiate the best terms possible.

### 5. GIVE YOUR TENANTS GUIDANCE

- Develop and supply instructions lists for your renters and email copies to yourself!
  - What to do in emergency:
  - How to contact you
  - Preferred service companies + contractors
  - Special care instructions and home how-to's
- Consider installing smart home controls that work remotely (lighting, security, temperature)
- Develop a file with all appropriate documents, warranties, contracts, etc. and stow it where the movers will not remove
- If you have favorite local stores, restaurants, take-outs, leave a list! **Your renters will love you for it!**

THINKING OF RENTING OR SELLING?

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