PACIFIC VINE PROPERTY MANAGEMENT

OWNER RESOURCE / 01

Preparing Your Home for Rent

A practical checklist for turning a home into a well-prepared rental.

1 Start with rental readiness

Confirm any HOA rental restrictions, local registration or permit requirements, and insurance changes before advertising. Identify property-specific lease disclosures and review applicable state and local rental rules.

2 Address safety and function first

Resolve leaks, moisture issues, electrical hazards, broken locks, and other safety concerns. Check plumbing, heating, appliances, smoke and carbon monoxide alarms, and any pool or other special features. A rental must be habitable before move-in and throughout the tenancy.

3 Choose improvements that earn their keep

Prioritize clean paint, durable flooring, working fixtures, professional cleaning, and tidy landscaping. Repair before upgrading. Focus spending on condition, function, and presentation rather than assuming every renovation will produce higher rent.

4 Set a realistic price and budget

Compare similar nearby rentals by size, condition, location, and amenities. Budget for vacancy, repairs, landscaping, insurance, management, and future replacements. Asking rents are a starting point; actual leasing results matter.

5 Prepare a complete property file

Gather warranties, manuals, vendor information, HOA rules, utility details, keys, and remotes. Clarify which services and appliances are included and who handles routine care. Photograph and document condition immediately before or at move-in.

6 Finish before the listing goes live

Complete repairs and cleaning, then capture quality photos and an accurate description. Establish showing access, an availability date, written screening criteria, and a clear move-in plan.

Owner takeaway: A clean, functional, accurately priced home sets the foundation for a smoother tenancy.
Pacific Vine helps owners plan rental preparation, coordinate vendors, and present the property with care.

Official references: California DRE: Landlord/Tenant Guide

Educational overview, not legal or tax advice. Verify current state and local requirements for your property.
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