



Property Presentation tips

First impressions are critical when a prospective tenant inspects your property. Firstly, decide what type of tenant you are targeting. There are tenants who want to save money and are happy to live in a property that is not in first class condition. There are others, such as professional people, who are happy to pay top rent, but expect the property to present at its' absolute best.

There is no doubt that well presented properties achieve top rents and usually attract the best quality tenants. This adds up to a high return on your investment, together with fewer and shorter vacancy periods.

Here are some valuable property presentation tips:

- Tend to the gardens, mow the lawns and clean the windows, paths, gutters and outside paintwork. These are all things seen from the street and you do not want prospective tenants to dismiss the property before getting to the front door.
- Repair or replace leaking taps, sticking doors, broken light fittings, loose door handles, rotten floor boards, leaky gutters and torn flyscreens.
- If you are thinking about painting, only paint those areas that really need it unless you plan on doing the lot. New paint may only make those areas left unpainted look more shabby. Use light, neutral colours as strong colours may not be to a tenants taste.
- Get rid of odours that you may not notice, but prospective tenants will, such as cigarette or pet smells. It may be worth having the carpets and curtains cleaned to create a fresh, clean smell throughout the home
- Open the curtains and blinds to let the sun and the views inside. The view will also make the rooms feel bigger.
- Have the property clean, tidy and uncluttered at inspection times.

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