

How to lease your property faster

First impressions are critical when a prospective tenant inspects your property. There's no doubt that a well presented property achieves top rent and usually attracts the best quality tenants. That adds up to a higher investment return, fewer and shorter vacancy periods, and a property that's kept in good condition.

Here are some valuable property presentation tips:

1. Tend to the gardens, mow the lawns and clean the windows, paths, gutters and outside of the property. These are all things seen from the street, and you don't want prospective tenants to dismiss your property before even getting to the front door.
2. Repair or replace leaking taps, sticking doors, broken light fittings, loose door handles, rotten floor boards, leaky gutters and torn flyscreens.
3. Make sure all the paint is in good condition. If you need to paint any areas, use light, neutral colours as strong colours may not be to the tenant's taste.
4. Get rid of any odours such as cigarette or pet smells. It may be worth having the carpets and curtains cleaned.
5. Open the curtains and blinds to let the sun shine in. Nobody likes a dark house, and the light and outdoors will make the rooms feel bigger.
6. Have the property clean, tidy and uncluttered at inspection times.
7. If your property has a pool, ensure the pool and its surrounds are clean. You want the prospective tenants to think it's an asset, not a burden. If the pool needs repairs, get it done now rather than putting it off. The repairs are usually tax deductible.
8. Ensure that all electrical wiring and power points are safe. This includes any electrical appliances to be included with the property.
9. Take out comprehensive insurance cover on the property (including public liability). You don't want to be sued by a prospective tenant who accidentally injures themselves while inspecting the property.