

## RENTABILITY CHART

### HOW DOES YOUR PROPERTY SCORE

	1	PROPERTY THOROUGHLY CLEANED INSIDE AND OUT
	1	CARPETS PROFESSIONALLY CLEANED (PROVIDE RECEIPT)
	1	PEST CONTROL— including fleas if applicable—(PROVIDE RECEIPT)
	1	COMPLIANT SMOKE ALARMS INSTALLED
	1	COMPLIANT ELECTRICAL SAFETY SWITCH INSTALLED
	1	BUILDING AND PUBLIC LIABILITY INSURANCE (min \$10 million) —LANDLORD INSURANCE
	1	CURRENT POOL SAFETY CERTIFICATE IF APPLICABLE
	1	TELEPHONE CONNECTION
	1	TELEVISION ANTENNA
	1	WINDOW COVERINGS
	1	INSECT SCREENS
	1	3 SETS OF KEYS FOR MAIN ENTRY, 2 SETS FOR ALL OTHER LOCKS
	1	ALL WINDOWS AND DOORS LOCKABLE, ALL APPLIANCES IN WORKING ORDER
	13	YOU NEED TO SCORE 12 (OR 13 WITH A POOL) FOR THE ABOVE

### WHAT TENANTS LOOK FOR IN A RENTAL PROPERTY

	2	CEILING FANS
	2	SECURITY SCREENS TO FRONT OF PROPERTY
	2	SECURITY DOORS
	2	SECURE FENCED YARD
	2	OUTDOOR AREA
	2	COVERED CAR ACCOMODATION

### MAXIMISE RENTABILITY OF YOUR PROPERTY

	5	AIR CONDITIONING
	5	ALL WEATHER OUTDOOR AREA
	5	DISHWASHER
	5	SMALL GARDEN SHED/LAWN LOCKER
	5	FULL SECURITY SCREENS
	5	EASY CARE GARDEN

### SO HOW WELL DOES YOUR PROPERTY RATE FOR RENTABILITY?

	13	TOTAL FOR TOP SECTION (MUST BE 12 OR 13)
	12	TOTAL FOR TENANT SECTION
	30	TOTAL FOR MAXIMUM RENTABILITY
	55	GRAND TOTAL

IF YOUR SCORE IS 24 OR HIGHER, YOU HAVE A COMFORTABLE RENTABLE PROPERTY

IF YOUR SCORE IS ABOVE 45, CONGRATULATIONS YOU SHOULD EXPECT MAXIMUM RETURN

**EXCEL RENTALS**  
Your Property Management Specialists