

## Checklist: 9 Musts for Efficient Tenant Turns

Make sure your single-family rental (SFR) property is prepared for the next renter as quickly as possible with our list of nine must-dos for a successful tenant turn.

### 1. Streamline your decision-making

Create a plan with your property services partner for the standard services that will need to be performed between renters—things like painting, drywall repairs and re-hanging doors—to simplify decision-making processes and expedite completion.



### 2. Have a preventive maintenance plan

[A preventive maintenance plan](#) helps ensure you know what likely needs to be done at move-out, saving you time on the turn and money in major repairs in the long run.



### 3. Schedule an inspection after the tenant leaves

Have your property services partner conduct inspections after the tenant has vacated. This lets them build a solid scope on the first pass, avoiding change orders.



### 4. Perform occupancy checks

Keep squatters and scammers from taking advantage of your unoccupied rental with regular occupancy checks by your property services partner on vacant properties.

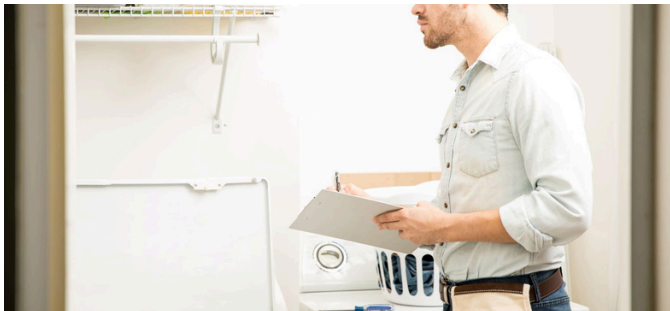
## 5. Service your systems

Perform checks of your HVAC and plumbing systems during a tenant turn and have maintenance services performed as needed.



## 6. Conduct an appliance audit

Perform an audit of the home's major appliances and systems, noting the make, model and age of items like the HVAC, water heater, oven, microwave, dishwasher, and washer and dryer. Based on their age, consider replacing them between tenants.



## 7. Complete a deep clean

Steam-clean carpets, clean vents, touch up interior paint and repair or replace blinds, and consider an ozone treatment as a finishing touch to clear the air.



## 8. Include an exterior cleanup

In lieu of a paint job or other costly exterior upgrades, help your house shine for potential renters with regular landscaping, gutter cleaning and power washing.







## MCS HAS YOUR SFR INVESTMENTS COVERED

Contact [Jason Myers](#) or [Kerry Anderson](#) to find out how we can help expedite your tenant turns.

### 9. Winterize (or de-winterize)

Depending on the season your SFR tenant turn occurs, don't neglect winterization processes that can help prevent weather-related damage.



## Contact MCS Today

Make MCS your trusted partner for successful SFR tenant turns that maximize your revenue and create an inviting experience for your tenants.

Contact [Jason Myers](#) or [Kerry Anderson](#) to learn more about our team and services.

