



RENTAL UPGRADE CHECKLIST

BUDGET-FRIENDLY WAYS TO MAXIMIZE YOUR RENT

PAINT & LIGHTING

- ✓ REPAINT ALL WALLS WITH LIGHT, NEUTRAL COLORS (E.G., WHITE, LIGHT GRAY, BEIGE)
- ✓ TOUCH UP OR REPAINT CEILINGS AND BASEBOARDS
- ✓ REPLACE OUTDATED LIGHT FIXTURES WITH MODERN, BRIGHT LED OPTIONS
- ✓ ADD UNDER-CABINET LIGHTING IN KITCHEN (OPTIONAL BUT IMPACTFUL)

KITCHEN UPGRADES

- ✓ REPLACE OLD APPLIANCES WITH ENERGY-EFFICIENT STAINLESS STEEL MODELS
- ✓ SPRAY PAINT RANGE HOOD OR OTHER MATCHING APPLIANCES IF STILL FUNCTIONAL
- ✓ REPAINT CABINETS INSTEAD OF REPLACING (USE SEMI-GLOSS FOR DURABILITY)
- ✓ UPDATE CABINET HANDLES AND KNOBS WITH MODERN HARDWARE
- ✓ REPLACE OR RESURFACE COUNTERTOP ONLY IF DAMAGED OR OUTDATED

BATHROOM REFRESH

- ✓ DEEP CLEAN OR REGROUT TILES
- ✓ ADD PEEL-AND-STICK OR REAL WALLPAPER FOR ACCENT WALL
- ✓ INSTALL MODERN FAUCET AND SHOWER HEAD (MATTE BLACK OR GOLD FOR STYLE)
- ✓ UPGRADE MIRROR AND VANITY LIGHT FIXTURE
- ✓ ADD NEW TOWEL BARS AND ACCESSORIES TO MATCH THE FINISH

FLOORING & FIXTURES

- ✓ REPLACE STAINED OR WORN CARPET WITH DURABLE VINYL OR LAMINATE
- ✓ FIX OR REFINISH SCRATCHED HARDWOOD
- ✓ REPLACE YELLOWED LIGHT SWITCHES AND OUTLET COVERS
- ✓ ENSURE ALL DOORS AND CLOSET TRACKS FUNCTION SMOOTHLY

CURB APPEAL & ENTRYWAY

- ✓ REPAINT FRONT DOOR AND INSTALL STYLISH NEW NUMBERS OR HANDLE
- ✓ ADD WELCOME MAT AND SIMPLE POTTED PLANT (EVEN FOR MULTIPLEX UNITS)
- ✓ ENSURE PORCH LIGHTS AND MAILBOX ARE IN GOOD CONDITION

FINAL TOUCHES FOR STAGING OR PHOTOS

- ✓ ADD MODERN STAGING FURNITURE OR DÉCOR ITEMS (CAN BE VIRTUAL STAGING)
- ✓ HANG SIMPLE, CLEAN WINDOW TREATMENTS
- ✓ TAKE PROFESSIONAL PHOTOS IN NATURAL LIGHT

PRO TIPS

- ✓ USE GOLD OR MATTE BLACK FINISHES TO ADD A POP OF STYLE
- ✓ AVOID "OVER-IMPROVING"-FOCUS ON WHAT TENANTS SEE FIRST
- ✓ SCHEDULE SMALL UPGRADES DURING TENANT TURNOVER TO AVOID LOST RENT
- ✓ DOCUMENT UPGRADES FOR POTENTIAL RENT INCREASE EXEMPTIONS UNDER HB 1217