

Preparing For a Renter

Now that you have screened potential renters and chosen the best fit, it is time to prepare the property for the renter to move in. These are recommended steps for landlords to take to make this process as smooth as possible.

Repair Damages, Health and Safety Issues

Repair all existing damages such as, but not limited to, broken windows, broken doors, and holes in the wall before the renter arrives. Check and resolve life, health and safety issues before the renter arrives. This includes, but not limited to, ensuring that all smoke detectors and carbon monoxide detectors are working properly, checking for signs of mold, pests/rodents, and water damage. If the unit does not have smoke detectors, install them near the kitchen, in the hall, and in each bedroom before the renter arrives or contact the City of Norfolk's Fire-Rescue Department to schedule a smoke alarm installation today by calling the Norfolk Cares Center at (757) 664-6510 or completing an online form.

Thoroughly Clean

Clean the unit's kitchen, bathroom, bedroom, halls, and common area. Remove debris and trash by vacuuming and sweeping, and have the units exterminated even if there are no signs of pest.

Ensure that Heating, Plumbing, and Electricity Are Working Properly

Before the renter takes responsibility of the unit's utilities verify that:

the heating is working properly in all the rooms

there are no clogs or leaks in plumbing,

the outlets and lighting in each room are operational.

Change Locks

Always change the locks to the entry doors of the unit before a new renter moves in for their safety and to protect you from liability.