



EASY START

A practical checklist to help you prepare your property for sale or rent

IS YOUR PROPERTY
READY FOR THE MARKET?



for private owners · developers · real estate agents · investors

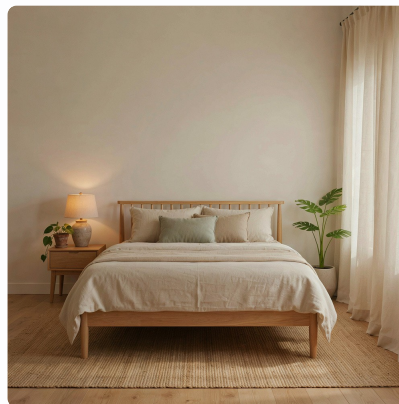


What does this checklist cover?



First Impression

Entrance, cleanliness, freshness, light and the overall feeling of the property.



Room-by-Room Check

Living Room, Bedroom, Kitchen & Bathroom – the spaces tenant/buyer notice and use every day.



Before Photos & Viewings

Final preparation to make sure the property presents well both online and in person.



FIRST IMPRESSION

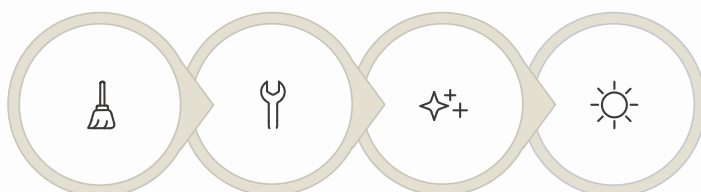
Does your property make the right first impression?

- ☐ The entrance is clean, tidy and welcoming.
- ☐ The property smells fresh and neutral.
- ☐ Personal belongings and unnecessary items have been removed.
- ☐ All visible lights are working.
- ☐ Curtains and windows are clean and allow plenty of natural light.
- ☐ Any obvious damage or unfinished repairs have been addressed.



FIBO SPACE TIP: Potential buyers/tenants start forming an opinion within moments of entering a property. Make those first moments feel clean, bright and welcoming.

FIRST IMPRESSION HIGHLIGHTS



clean & Tidy

all fixed

fresh &
neutral

bright &
welcoming





LIVING ROOM

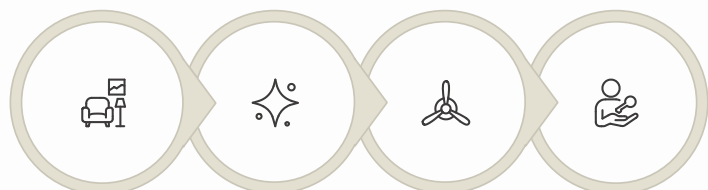
Is the **living room** ready to impress?

- ☐ Furniture placement makes the room feel spacious and easy to move through.
- ☐ Furniture is clean, coordinated and in good condition.
- ☐ Surfaces are mostly clear and clutter-free.
- ☐ Cushions, textiles and accessories create a welcoming but not overcrowded look.
- ☐ The room has a clear purpose and feels ready to use.
- ☐ Air conditioning or fans are clean and working properly.
- ☐ Cables, remotes and everyday items are organised or out of sight.



FIBO SPACE TIP: A living room should feel comfortable and easy to imagine living in – not overly decorated or personal.

LIVING ROOM HIGHLIGHTS



good
furniture flow

clutter-free

AC / fans
working

move-In
ready

BEDROOM

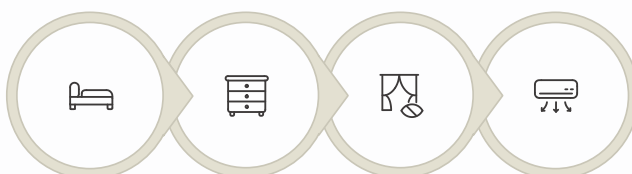
Does the **bedroom** feel comfortable and move-in ready?

- ☐ The bed is properly made with clean, coordinated bedding.
- ☐ The mattress, bed frame and headboard are clean and in good condition.
- ☐ The bedroom feels calm, comfortable and uncluttered.
- ☐ There is practical storage space available.
- ☐ Bedside lighting is functional and creates a welcoming atmosphere.
- ☐ Curtains or blinds provide appropriate privacy and light control.
- ☐ Air conditioning or a fan is clean and working properly.
- ☐ Personal items and unnecessary decoration have been removed.



FIBO SPACE TIP: The bedroom should communicate comfort, privacy and rest. Simple, coordinated styling usually works better than excessive decoration.

BEDROOM HIGHLIGHTS

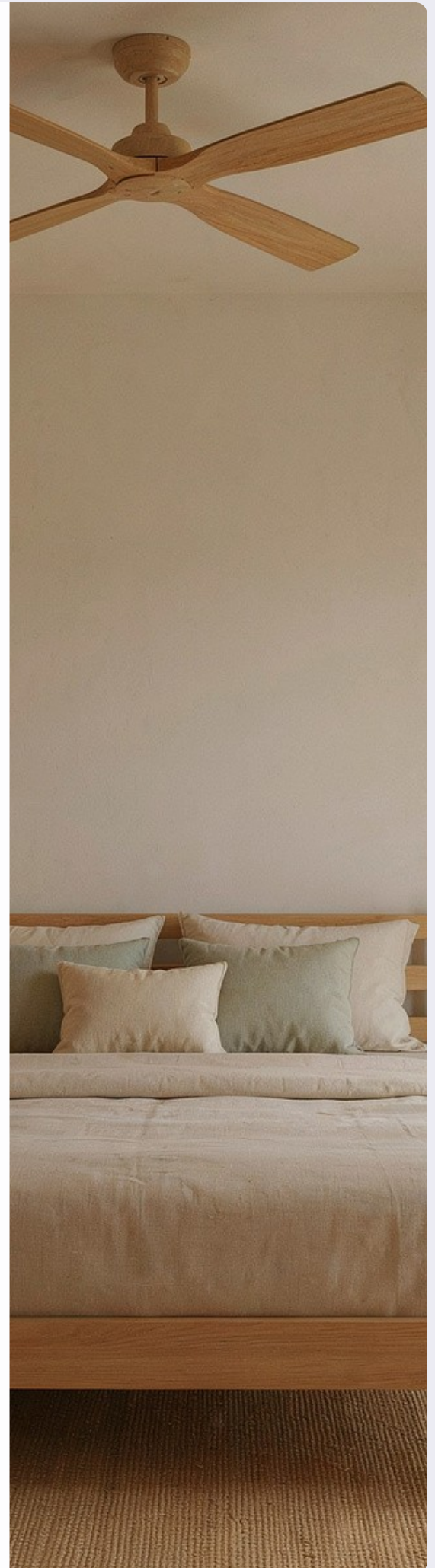


fresh bedding

good storage

privacy &
comfort

AC / fan
working





KITCHEN

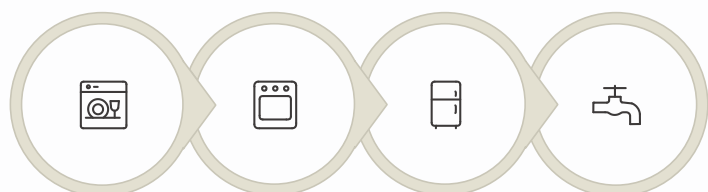
Is the **kitchen** clean, functional and ready to use?

- ☐ Worktops are clean and mostly clear.
- ☐ The sink and tap are clean and working properly.
- ☐ Appliances are clean and in working condition.
- ☐ The refrigerator is clean, fresh and free from unwanted food or odours.
- ☐ Cabinets, drawers and handles are clean and undamaged.
- ☐ Basic kitchen equipment (if available) is clean and organised.
- ☐ Personal food, cleaning products and unnecessary items have been removed.
- ☐ There are no visible leaks, damaged fittings or obvious maintenance issues.



FIBO SPACE TIP: For furnished rentals, tenants notice functionality as much as appearance. A clean, organised kitchen should feel ready to use from day one.

KITCHEN HIGHLIGHTS



clear
worktops

appliances
working

clean fridge

no leaks

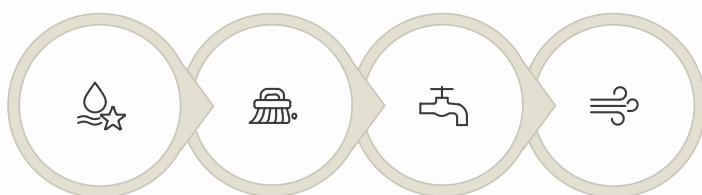
Does the **bathroom** feel fresh, clean and well maintained?

- ☐ The bathroom is spotless and free from visible mould or limescale.
- ☐ The shower, taps and toilet are clean and working properly.
- ☐ Water drains correctly and there are no visible leaks.
- ☐ Mirrors and glass surfaces are clean and streak-free.
- ☐ Grout and silicone look clean and well maintained.
- ☐ Towels and bathroom textiles used for presentation are clean and coordinated.
- ☐ Toiletries, cleaning products and personal items are out of sight.
- ☐ Lighting and ventilation are working properly.



FIBO SPACE TIP: A bathroom does not need to feel luxurious, but it must feel exceptionally clean, fresh and well maintained.

BATHROOM HIGHLIGHTS



spotlessly
clean

no mould

no leaks

good
ventilation



Final checks before **photos** and **viewings**



Open Up

Open curtains and blinds to let in as much natural light as possible.



Light It Right

Turn on appropriate lights to create a warm, welcoming atmosphere.



Clear the Clutter

Hide cables, bins, cleaning products and everyday items out of sight.



Tidy Every Detail

Check that beds, cushions, chairs and curtains are neatly arranged.



Walk Through Fresh Eyes

Walk through the property once as if you were seeing it for the first time.



Check the Temperature

Before an in-person viewing, make sure the property feels comfortable and the air conditioning or fans are working.

FINAL TIPS



maximum
light

zero clutter

details styled

comfortable
temperature



OUR RENTAL-READY SCORE

How **market-ready** is your property?

Count all the boxes you checked across the 37 room and property checklist items (not including the Final Reminders before photos and viewings) and see where your property stands.



Count your score

Total checked boxes: ____ / 37



32-37 — Ready to Impress

Your property is well prepared for listing photos and viewings.



25-31 — Almost There

A few targeted improvements could noticeably improve its presentation.

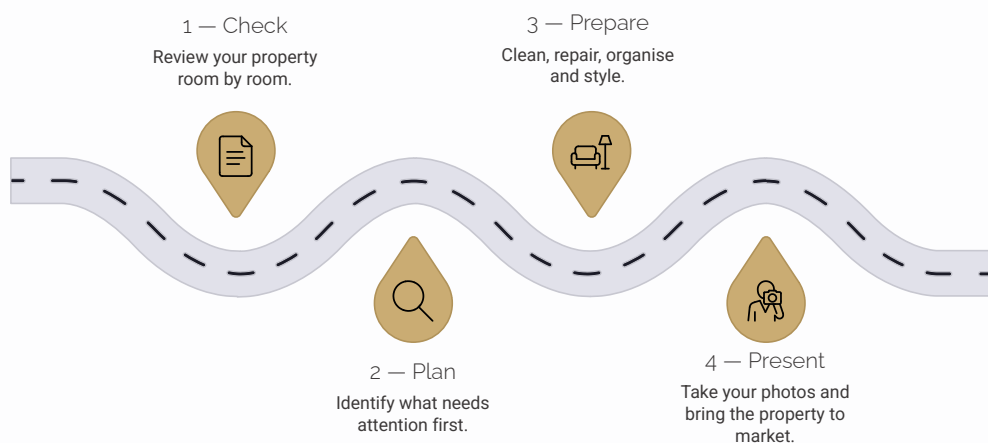


0-24 — Time for a Refresh

Your property may benefit from preparation and styling before it goes on the rental market.



What next?





NOT SURE WHAT TO **IMPROVE** FIRST?

Every property is different.

If you'd like a professional second opinion, I can review your property and help you identify which changes should be prioritised to improve its presentation.



GET A PROPERTY REVIEW

Send me photos of your property and let's talk about the best way to prepare it for the market.



Website:

fibospace.com



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Enjoy