

# Five Ways to Encourage Tenants to Maintain Your Investment Property

## *A cut above the rest!*

Give your tenant a new cutting board as a welcome gift! Inexpensive cutting boards can be found at big box stores or even dollar stores. This small gift will encourage tenants not to cut food on your new countertops!



## *A bright idea!*

Wish your tenants wouldn't call you to change a burnt out lightbulb? When selecting light fixtures for your rental properties, choose thoughtfully! Choose fixtures where light bulbs are easy to change and avoid lights requiring unusual or specialty light bulbs.

## *Let there be darkness!*

Want to dodge tenants with bedsheet curtains? Avoid the student-rental "frat house" look by installing simple blinds or curtains on windows throughout your rental units. This avoids tenants drilling unwanted holes in your walls and increases your property's curb appeal.



## *No trash talk!*

Garbage cans and recycling bins can be both eye sores and an invitation for nocturnal rodents. Avoid garbage wars with your tenants by providing them with storage to keep everything neat and tidy.



## *Another one fights the dust!*

Provide your tenants with the ammunition they need to keep your rental property sparkling! As part of your tenant's welcome gift, leave them the appropriate cleaners (i.e. stainless steel, hardwood/laminate, and bathroom cleaners). You can set expectations and provide the tools for success!



**Do you have more great tips? Share your knowledge with the Keyspire Community on your Member Forum!**

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