

Rental Home Upgrades That Attract Quality Tenants



All Over Painting

Touch-ups are ok, but over time, walls look shabby and worn. Repainting rooms with a modern neutral hue offers one of the largest returns on investment.



Technology

Tenant need plenty of outlets, USB ports, and a reliable internet connection. Security systems, video doorbells, or smart locks are things any tenant would gladly pay extra for.



Curb Appeal

Seal driveway cracks, trim hedges, and mow the lawn. In addition, if overgrown patios or foundation is covered in mildew, consider investing in a power wash at least once per year.



Upgraded Lighting

New fixtures are stylish and energy-efficient when paired with long lasting LED bulbs. Invest in a cohesive lighting scheme throughout the property to present a more polished look.



Modern Flooring

Modern renters prefer wood, laminate, or tile above traditional carpeting. There are plenty of new and innovative products that provide both style and durability on any budget.



New Appliances & Countertops

To add value and appeal, invest in energy-efficient and matching appliances that offer a warranty. When choosing countertops, durability and functionality is key.



Extra Square Footage

Bonus square footage is a valued asset with great ROI potential. Consider adding a bedroom, sunroom, family room, home office, or finishing off a basement.



Updated Bathrooms

Cost effective upgrades include a new vanity, light fixtures, or swapping out for a modern vanity mirror. Even simple changes impact the appeal of your rental bathroom.

Carpet vs. Other Flooring Which is Better for Rentals?

Carpet	Hardwood or Tile
✓ Less Expensive	✓ Durable
✓ Ideal for Bedrooms	✓ Variety of Options
✓ Variety of Options	✓ Low Maintenance
✗ Stains Easily	✓ Easy to Clean
✗ Frequent Replacement	✓ Desired by Renters
✗ Retains Allergens	✓ Great ROI
✗ Difficult to Clean	✗ Potentially Costly

Technology Upgrades for Rentals

- Smart Home Security System
- Video Doorbells such as Ring
- Smart Locks for Entry
- Outdoor Motion Lights
- USB Capable Outlets
- Online Rent Collection
- Digital Maintenance Requests