

THE RENTAL PERFORMANCE CHECKLIST

10 ways to maximise tenant demand and reduce vacancy.

Whether your property is currently leased or preparing for its next tenancy, this guide provides practical insights to help you make more informed decisions.

1 Is your rental accurately priced?

- Compared against recent comparable leases
- Reviewed within the past 30 days

2 Is your property presented to a premium standard?

- Professionally cleaned
- Minor maintenance completed
- Fresh paint where needed

3 Does your marketing stand out?

- Professional photography
- Video walkthrough (where appropriate)
- Floor plan included

4 Are inspections convenient for renters?

- Weekday and Saturday inspections
- Flexible private inspections available
- After-work inspection times

5 Are you generating enough enquiry?

- Is your property receiving strong enquiry compared to similar listings?
- Are enquiries converting into inspections?

6 Does your property offer the features renter value?

- Heating and Cooling
- Secure parking and or storage
- Built in wardrobes
- Outdoor space
- Quality flooring
- Study area where applicable

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Is your property manager proactive?

Regular leasing updates?

Rent reviews completed annually?

Feedback after inspections?

Maintenance handled promptly

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Is your vacancy being minimised?

Marketing starts before the property becomes vacant

Minimal time between tenancies

Lease renewals discussed early

9

Are you attracting quality applications?

Multiple applications received

Thorough tenant screening completed

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Are you reviewing your property's performance?

Days on market

Applications received

Number of enquiries

Rental return compared to market

Inspection attendance

Bonus self-assessment

How many boxes did you tick?

9-10: Excellent. Your investment is well positioned to attract strong tenant demand.

6-8: Good, but there are opportunities to improve performance.

0-5: Your property may not be achieving its full rental potential.

Want a professional second opinion?

Our team will compare your property's performance against current market benchmarks and provide practical recommendations to help increase tenant demand, reduce vacancy and maximise your rental return.

Book a complimentary rental performance review with MRE.