

Mid-term rental furnishing checklist

Room by room, for a furnished home rented for one to twelve months. Check each item off before the first tenant moves in.

Bedrooms (each)

- ☐ Bed frame and a good mattress, with a waterproof mattress protector
- ☐ Two sets of sheets per bed, so one is always clean
- ☐ Two pillows per sleeper, with protectors
- ☐ Duvet or comforter, with a washable cover
- ☐ Blackout curtains or blinds
- ☐ Nightstand and lamp, with an outlet or USB charger in reach
- ☐ Dresser and closet space, with plenty of matching hangers
- ☐ Full-length mirror

Workspace

Most mid-term tenants work from the home at least some days.

- ☐ A real desk and a supportive chair — not a dining chair
- ☐ Desk lamp and a power strip
- ☐ Fast, reliable Wi-Fi, with the network name and password printed in the home

Kitchen

- ☐ Pots, pans and a baking sheet
- ☐ Knives, cutting boards and cooking utensils
- ☐ Plates, bowls, glasses, mugs and flatware for more than the home sleeps
- ☐ Coffee maker, kettle, toaster and microwave
- ☐ Food storage containers, a colander and mixing bowls
- ☐ Dish soap, sponges, a dish rack or dishwasher detergent
- ☐ Trash and recycling bins, with liners
- ☐ Starter basics: salt, pepper, cooking oil, paper towels

Bathrooms (each)

- ☐ Two sets of bath towels, hand towels and washcloths per guest
- ☐ Bath mat and shower curtain or door
- ☐ Hair dryer
- ☐ Toilet paper to start, a plunger and a toilet brush
- ☐ Storage for toiletries

Living and dining

- ☐ Sofa and enough seating for everyone the home sleeps
- ☐ Dining table and chairs
- ☐ TV with streaming apps (guests sign in to their own accounts)
- ☐ Lamps, curtains or blinds, and a rug

Laundry and cleaning

- ☐ Washer and dryer in the home, or clear directions to the nearest
- ☐ Iron and ironing board, or a steamer
- ☐ Vacuum, broom, mop and a basic cleaning kit
- ☐ Laundry detergent to start

Safety and access

- ☐ Working smoke and carbon monoxide alarms, tested before every move-in
- ☐ Fire extinguisher and a first-aid kit
- ☐ A keypad or smart lock, with a new code for every stay
- ☐ A house guide: Wi-Fi, appliances, trash day, parking, who to call

Utilities and services

Mid-term tenants live there: they get mail, park every day and need to know what the rent covers.

- ☐ Electricity, water, gas and trash — in your name, and in the rent or billed as the lease says
- ☐ Internet in your name, with the speed in your listing
- ☐ Parking spots and permits
- ☐ Mailbox access and the address format for mail and packages

Nice to have

- ☐ A monitor at the desk
- ☐ A smart thermostat
- ☐ A luggage rack in the main bedroom
- ☐ Outdoor seating, if there's a patio or yard
- ☐ A slow cooker or air fryer
- ☐ Extra blankets and a spare pillow set

Move-in inventory and condition record

Fill it in together at move-in, sign it, give the tenant a copy — then use it again at move-out.

Property address _____

Unit _____

Tenant(s) _____

Lease dates _____

Move-in date _____

Move-out date _____

Condition: N = new · G = good · F = fair · D = damaged (describe it and note the photo number).

Entry and living room

Item	Qty	Move-in condition	Move-out condition	Notes / photo #

Kitchen and dining

Item	Qty	Move-in condition	Move-out condition	Notes / photo #

Bedroom 1

Item	Qty	Move-in condition	Move-out condition	Notes / photo #

Bedroom 2

Item	Qty	Move-in condition	Move-out condition	Notes / photo #

Bathroom(s)

Item	Qty	Move-in condition	Move-out condition	Notes / photo #

Workspace, laundry and other

Item	Qty	Move-in condition	Move-out condition	Notes / photo #

Keys, codes and readings

Keys / fobs _____

Garage / gate remotes _____

Parking passes _____

Door code changed on _____

Smoke / CO alarms tested on _____

Meter readings (if billed) _____

Before you sign

- ☐ Date-stamped photos or a video walk-through of every room
- ☐ Notes for anything not new: "small scratch on desk, left corner"
- ☐ Signed and dated by you and every adult tenant, with a copy for them
- ☐ The same checklist again at move-out, to compare

At move-in

Tenant Date

Tenant Date

Landlord or agent Date

At move-out

Tenant Date

Tenant Date

Landlord or agent Date