



How to Furnish Your Rental

Note: Furnish your rental with the understanding that you want to get your initial investment back within 12 months

Basic Kitchen Checklist:

- Coffee maker.** <https://amzn.to/2U6QdlI>
- Dishes.** <https://amzn.to/2tIXcfX>
- Cookware non-stick sauce pan and skillet.** <https://amzn.to/2Euvx8M>
- Silverware.** <https://amzn.to/2U4yrX3>
- Salt & pepper shakers.** <https://amzn.to/2ErKMPG>
- Glassware.** <https://amzn.to/2Nr3vOn>
- Ice trays.** <https://amzn.to/2EvsMUH>
- Knife set.** <https://amzn.to/2BPcJ2o>
- Peeler.** <https://amzn.to/2H1kQwi>
- Chop board.** <https://amzn.to/2EuSVD7>
- Cork screw.** <https://amzn.to/2EtWaKQ>

Basic Bedroom Checklist:

- Queen Mattress.** <https://amzn.to/2ThLDe0>
- Vinyl-free bed bug liner.** You want this to prevent problems and bad reviews. Mention that you have a liner in your listings, <https://amzn.to/2tBkpk4>
- Mattress protector.** Place this over the bed-bug liner and wash it for each new guest, <https://amzn.to/2EtrWHX>
- Sheets and pillow cases.** 400 or 600 thread count sheets. Don't go cheap on anything that touches guest's skin, <https://amzn.to/2tzSelH>
- Hotel Quality Duvet.** <https://amzn.to/2H0wJST>
- Duvet Insert.** <https://amzn.to/2BRAiaH>
- Pillows.** <https://amzn.to/2TkfUsY>

- Pillow protectors.** this is an absolute must, wash after each guest, <https://amzn.to/2BQwAy1>
- Night stand.** I like nightstands that hide cords for lamps and smartphone charger, etc. and have at least one drawer <https://amzn.to/2BMZTl6>
- Dresser.** Make sure whatever dresser you get has rollers, so that the drawers slide out nicely. You want a nice user experience: <https://amzn.to/2BRWSQr>
- Chair/bench.** Place something simple in the room so your guest can sit and put on their shoes: <https://amzn.to/2Xnr2nN>
- Matching hangers.** I like wooden hangers because they give a higher class feel in pictures: <https://amzn.to/2EujOqH>
- Clothe Hamper.** Extended stay guest will have to do laundry at some point. Make it easy for them: <https://amzn.to/2BQAUHb>
- Nightstand Lamp.** Your guest will appreciate a good smartphone charging experience. Make sure whatever lamp you select has a built-in USB charger: <https://amzn.to/2EtfOXE>

Bedroom Niceties:

- Luggage Stand.** I'm always grateful to find a luggage stand to aid my packing. I typically leave something behind if I pack on the bed: <https://amzn.to/2EvHfQv>
- Roku TV.** We place 32-inch Smart TVs in bedrooms and 43-inch HD Smart TVs in family room: <https://amzn.to/2lxdnqY>

Artwork. Try to match your guest's taste NOT your own

Basic Bathroom Checklist:

- Bath hand and face towels.** I like bath sheets... they are large and feel luxurious.
- Soap/body wash.** Do not offer bars of soap. Instead offer Ivory body wash that works for nearly everyone: <https://amzn.to/2tCfKOT>
- Shampoo and conditioner.** I recommend matching brands: <https://amzn.to/2Tb3rYu>
- Toilet Paper.** I typically buy Angel Soft or something of comparable quality. Don't go cheap here: <https://amzn.to/2H5vmCm>
- Hair Dryer.** Hair dryers are required to be classified as Business Class. A hanging hair dryer gives you more punch in your listing's bathroom photos: <https://amzn.to/2EuBuT6>
- Shower Liner.** I recommend fabric shower liners that are machine washable and dryable: <https://amzn.to/2EtCwio>
- Shower Curtain.** Make a bold statement with your shower curtain. Be sure to use a fabric that is machine washable and dryable: <https://amzn.to/2EtANIQ>

Bathroom Niceties:

- Lotion.** Pick the lotion of your choice; know that your guest will likely get lotion for themselves. You just want to get them started: <https://amzn.to/2NobRGk>
- Q-tips.** <https://amzn.to/2EuNEeM>
- Shower Pedestal.** If your shower isn't a tub combo, then your guest may want a place to rest their foot as they prepare themselves, this stool is perfect to assist them: <https://amzn.to/2U78INE>

Basic Dining Room Checklist

- Table and 4 chairs.** Get something with at least four chairs, <https://amzn.to/2T2wqyh>
- Place mats.** <https://amzn.to/2EAGYvx>
- Wall clock.** <https://amzn.to/2Xrxt9v>

Basic Living/Family Room Checklist

- Sofa with Pull Out Bed.** Create a competitive edge by being able to sleep extra people with a sofa bed, <https://amzn.to/2IFGRmt>
- Coffee Table.** Pick a table to match your taste, <https://amzn.to/2ECGLrQ>
- Area Rug.** Design something that is appeal to your guest's taste, <https://amzn.to/2T9brdn>
- End Table.** Pick to match your taste, <https://amzn.to/2ECriYI>
- Lamp for End Table.** Pick to please your guest. Keep them in mind, <https://amzn.to/2T7ov2O>
- Smart TV.** Make sure to put a large HD TV in the room where your guest may entertain, <https://amzn.to/2EDLVnG>
- TV Wall Mount.** I like wall mounts that help hide the cords. And, even though these new Televisions are very light, mounting to two studs is a must for me. I use this: <https://amzn.to/2UkvFBj>