



GUIDE TO PREPARING RENTAL FOR NEW TENANTS IN PEREGIAN SPRINGS, SUNSHINE COAST

Abstract

Preparing a rental property for new tenants in Peregrine Springs, Sunshine Coast, requires careful planning and attention to detail. This guide provides landlords with practical steps to ensure their property is clean, safe, and appealing, helping attract reliable tenants and secure a smooth tenancy. Key areas covered include essential repairs and upgrades, maintaining compliance with safety standards, and creating an inviting environment through effective cleaning and presentation.

The guide also highlights tips for managing move-in processes efficiently, including inspections and documentation. By following these strategies, landlords can reduce disputes, avoid delays, and ensure their property is ready for occupancy. This comprehensive resource is designed to make the transition between tenants seamless and stress-free.

Getting Started

Preparing your rental property for new tenants in Peregrine Springs begins with a clear plan and checklist. Start by reviewing your property for any maintenance issues, repairs, or upgrades that need attention. Gather all necessary cleaning supplies and tools to ensure a thorough and efficient clean. Familiarize yourself with local safety and compliance requirements to avoid legal or inspection issues. Create a timeline for completing tasks, including cleaning, repairs, and final inspections, so everything is ready before tenants arrive.

Consider documenting the property's condition with photos or reports to provide transparency and protect your interests. By organizing these steps early, you can make your rental tenant-ready with minimal stress and maximum efficiency.

A First-Time Landlord's Guide to Renting

After going through the painstaking process of buying real estate (including finding the right investment property, saving for a down payment, and choosing the best mortgage, among others), you have reached the end of the journey – you are now officially a landlord. While it feels good knowing you have overcome the first few hurdles of real estate investing, being a successful landlord is a whole different ballgame.

Contrary to popular belief, being a landlord is not as simple as collecting rent and going on your merry way till it's time to do it all over again. Any seasoned investor will tell you that managing a rental (as well as tenants) isn't always easy, especially if you've never owned an investment property before.

With this, it's important to do your homework and seek out advice and information that will set you up for great rental returns and stress-free tenancies in the long term. One way to achieve this is by starting on the right foot and establishing good property management habits from the beginning.

Remember, the habits you form at the start of any new venture can determine how much time, money, and frustration you're spared throughout your stint as a landlord.

Here are some of our top tips for first-time landlords.

1. Understand the tenancy laws in your state



A good place to start your due diligence is to learn about your rights and responsibilities as a landlord.

For starters, it's a good idea to read and understand the Residential Tenancy Act in the state and territory where your property is based. Australia's state-specific residential tenancy acts are designed to protect both the landlord and tenant under residential tenancy agreements. This is essential to ensure that you don't get into any serious trouble by breaking any housing rules. Each state and territory holds a different government body responsible for the administration of its Residential Tenancy Act, which includes:

- ACT Residential Tenancies Tribunal
- NSW Consumer, Trader and Tenancy Tribunal
- Northern Territory Consumer and Business Affairs and Northern Territory Department of Justice
- Queensland Residential Tenancies Authority
- South Australia Residential Tenancies Tribunal
- Tasmania Consumer Affairs and Fair Trading and the Residential Tenancies Commissioner
- Victorian Civil and Administrative Tribunal
- Western Australia Department of Consumer and Employment Protection and a Magistrates Court

Some of Australia's acts stipulate a standard form of the rental agreement. These include minimum rights and responsibilities of both landlords and tenants in relation to rent payment, rent arrears, and rent increases. It also covers rental agreement terms and the correct

procedures, landlords' access to premises, administration of a security bond, additions to the premises and guidelines of privacy and security.

2. Get landlord insurance

Protecting your rental property should not be an afterthought but a priority. With that said, don't be complacent thinking that your building insurance will cover the damage or loss of rent during a tenancy.

3. Regular inspections are a must

Most landlords who oversee their own properties are wary of conducting a routine inspection of their property. For some, the discomfort comes from the feeling that you are entering someone's private place and you are intruding on their personal space.

But the most important thing to remember is that it is still your property and it's your money on the line. So while it can be uncomfortable, it's essential to ensure that your investment property is being looked after and no maintenance issue is being overlooked.

It's advised to inspect your property every six months. While doing the routine check, keep an eye out for building damage, including cracks in walls, squeaky floorboards, chipped paint, etc. You should also inspect if there is excessive wear and tear on the property caused by irresponsible tenants.

4. Market your property effectively

Your property should not be a best-kept secret. After all, you can't lease your property if nobody knows about it. This means that your property should always be highly visible to potential tenants. By having a good marketing plan in place, you can reduce long (and not to mention costly) vacancy periods.

One way to attract good tenants is to invest in professional and high-resolution photos. Landlords can also consider availing good advertising packages on real estate portals to give themselves the best chance of renting out their property quickly in case a vacancy arises. You should also consider other advertising channels, such as social media platforms, local publications and newsletters.

Remember, the cost of marketing your rental property is also a tax deduction, so don't miss out on this tax break.

5. Consider allowing a pet at the property.

With more than 60 per cent of Australian households reportedly having a pet dog or cat, chances are you will encounter a prospective tenant looking for a pet-friendly rental property. Before you open your doors to any four-legged, winged or scaly tenants, make sure to weigh out the pros and cons of renting to "fur parents".

By allowing pets, landlords can significantly increase their pool of prospective tenants. The high demand for furry-friendly properties can also guarantee that your property will have fewer vacancy periods.

If you are leaning towards opening your rental property to pet owners, here are ways to prepare your rental property for pets.

6. Create and follow a tenant screening process



Your tenant can either make or break your investment. Any experienced landlord knows that a good tenant is worth their weight in gold. On the one hand, a problematic tenant will cost you your peace of mind and money.

To avoid being tied down in a distressing rental agreement with a problematic tenant, it pays to conduct a good and thorough screening process. This will save you from the stress, headache, and not to mention expenses that a bad tenant can cause.

It's important to screen potential tenants to find good renters who will pay rent on time and take good care of your property.

When checking a rental application, take the time to check each applicant's rental history and employment history. It's also recommended to do a thorough background check, as well as a credit check.

Also, don't be afraid to get online and check social media for any additional clues into who you're about to rent your property to.

Make sure to check our step-by-step guide to screening tenants to help get you started.

How to Prepare Your House to be a Rental?

There are many reasons for using your property as a rental. Maybe your home has been on the market for a long period, and you've determined that you can't sell it at a value that allows you to break even. Maybe you inherited or were gifted a property that you don't want to sell. Or you may be among the many property owners who want to supplement their income by becoming a landlord.

Regardless of the reason, you'll need to get your house in order first—both financially and physically. Keep reading to find out what steps you should take before you start looking for tenants.

Take Out Insurance

A homeowners insurance policy isn't enough if your home serves as a rental property. Anytime you have people on a property that you own, you take on some degree of responsibility for their safety. What if a tree falls on the home, injuring your tenants? What if there is a gas leak that causes an explosion? What if something relatively minor turns into a major legal headache?

Now, imagine if you purchased the property for the sole purpose of renting it out, and that tree caused so much damage that extensive repairs have to be made, making the house unsuitable for renting. If you didn't have insurance, you would have to pay for repairs to the property out of pocket—something not a lot of people may be able to afford.

Get the Required Permits

Many municipalities require a permit for residential properties to operate as rentals. Permitting requirements tend to vary by municipality, so it's a good idea to check in with city hall to see if you actually need one.

The purpose of the permit is safety-oriented. Often, an inspector from the local government will inspect the house for various safety hazards including electrical, heating, adequate exits from the home, and other health and safety concerns. The inspector provides you with a report and informs you of any changes, modifications, or repairs required to make the property compliant. These permits aren't expensive but are necessary to convert your home into a rental property.

Repairs and Upgrades

You may need to make repairs and/or upgrades to your property—the same way that you would if you were selling it to make it more marketable and appealing to future renters. The easiest and cheapest thing to do is to make sure it's clean and freshly painted. Anything that looks severely dated should be replaced, providing that the cost isn't outlandish. For instance, you may decide to change the knobs and handles on your kitchen cabinets or the faucets in the bathrooms and kitchen. Remember, you have to build the costs of the upgrades into your rental rates, so don't go overboard.

What Will You Charge?

Before you list your rental, it's a good idea to sit down and crunch some numbers. Make a list of all the costs associated with the home—your mortgage payment (if you have one), property taxes, utilities, and any money that you've spent on repairs. Don't forget to add in your

estimates for any maintenance, repairs, and other expenses you'll need to make while you have a tenant. Then, figure out how much you would like to see as a monthly profit. Once you arrive at a rental rate, check other rentals in the area for a house as close to the same as yours. This gives you an idea of how competitive your rate will be compared with other landlords around you. While renting to family members may seem like a good idea, be sure to charge fair market value (FMV), or you might lose rental-based tax deductions on the property.

Know the Law Before You List

Before you look for tenants, make sure you understand Fair Housing laws. These laws came about as a way to prohibit discrimination against tenants based on their gender and race. But they aren't the same as they once were. In fact, they change constantly and are even more complicated. These laws tell you how you can advertise your property and can guide you through your responsibilities as a landlord.¹

But what about forms? You may be able to download the paperwork you'll need online, including applications, consent forms, and lease agreements. You may need to enlist the help of an experienced attorney if you plan to draw up your own package of paperwork.

Determining a good prospective tenant can be challenging. Even if you were legally allowed to judge them based on your intuition, experienced landlords will tell you that there is never a perfect renter and that gut feelings are often wrong. But be sure to ask for references—and contact them—and get a credit check on any applicants.



What Repairs or Upgrades Should be Completed Before Renting Out?

Renting out a property is a significant responsibility for any landlord, especially in areas like Peregrine Springs, Sunshine Coast, where tenants expect high standards. Ensuring your property is in top condition not only attracts reliable tenants but also helps secure a smooth tenancy and protects your investment. Before renting out your property, it is essential to carry out necessary repairs and consider upgrades that enhance safety, functionality, and appeal.

1. Conduct a Thorough Property Inspection

Before deciding what repairs or upgrades are needed, conduct a detailed inspection of the property. Examine walls, floors, ceilings, doors, windows, plumbing, electrical systems, and appliances. Look for visible damages, wear and tear, and potential safety hazards. Identifying issues early allows you to prioritize repairs and prevents minor problems from becoming major issues once tenants move in.

2. Essential Repairs

Addressing essential repairs is the first priority. These include:

- **Plumbing issues:** Fix leaking taps, toilets, or pipes, and ensure hot water systems are functional.
- **Electrical problems:** Repair faulty switches, sockets, and lighting, and check that circuit breakers are safe and up to code.
- **Structural repairs:** Patch cracks in walls or ceilings, repair damaged floors, and ensure doors and windows operate smoothly.
- **Appliances:** Ensure all provided appliances, such as ovens, refrigerators, dishwashers, and air conditioners, are in proper working condition.

Completing these essential repairs not only meets tenant expectations but also ensures compliance with tenancy and safety regulations.

3. Safety Upgrades

Safety is a non-negotiable aspect of preparing a property for rental. Consider these upgrades: Smoke detectors and carbon monoxide alarms: Ensure they are installed and functional in accordance with local regulations.

- **Secure locks:** Replace or repair locks on doors and windows to protect tenants and the property.
- **Handrails and balustrades:** Check that staircases, balconies, and decks have secure and sturdy railings.
- **Electrical safety:** Ensure wiring and appliances are tested and certified safe.

These upgrades not only protect tenants but also reduce landlord liability and potential legal issues.

4. Cosmetic Upgrades

While essential repairs address functionality and safety, cosmetic upgrades can make your property more appealing to prospective tenants. A fresh coat of paint, clean carpets or flooring, and polished fixtures create a welcoming and modern environment. Simple updates, like replacing worn-out cabinet handles, updating light fixtures, or installing modern blinds, can significantly enhance the property's overall appeal without a large investment.

5. Energy Efficiency Improvements

Modern tenants increasingly value energy efficiency. Consider installing energy-efficient lighting, modern appliances, or insulation improvements. These upgrades reduce utility costs for tenants and make your property more attractive in a competitive rental market. Energy-efficient upgrades can also increase the long-term value of your property.

6. Outdoor and Curb Appeal



First impressions matter. Maintain gardens, mow lawns, trim hedges, and repair fences. Clean pathways, patios, and driveways to ensure the property looks neat and inviting. A well-maintained exterior signals to tenants that the property is cared for, encouraging responsible tenancy.

7. Documenting Repairs and Upgrades

Keep a record of all repairs and upgrades completed before renting out. Take photographs and maintain invoices or receipts. This documentation can protect landlords in disputes over property condition and demonstrates that the property was properly maintained.

How can I Ensure the Property Meets Safety and Compliance Standards?

Like real estate investing, the world of rental property management can be quite lucrative. But as any seasoned investor will tell you, the realm of managing rental properties can also be

challenging. From selecting the right tenants to navigating legal regulations to harnessing the power of modern technology for efficient management, the to-do list is never-ending. In this article, we will cover all the tips and tricks for you to navigate the rental property industry successfully. Primary Responsibilities of Rental Property Managers

Managing rental properties is a complex undertaking. From building solid tenant relationships to addressing maintenance issues to mastering the nuances of financial management, the to-do list seems infinite. We broke up the most common responsibilities into the three following categories to help you understand better all that is required.

Properties

- **Marketing rental properties:** Every day that a property sits empty is another day of missed opportunity for generating revenue. To make sure properties are always full, property managers are tasked with advertising available properties to attract potential tenants. This includes creating engaging listings with high-quality photos and promoting those listings on various channels, such as online advertising platforms, print media and professional networks.
- **Property inspections:** Property managers are tasked with completing regular inspections to check for potential maintenance issues and to ensure the property is being well cared for by tenants. Identifying any issues that may need addressing quickly will help maintain the property's value.
- **Property maintenance and repairs:** This involves coordinating routine maintenance and addressing any needed repairs to ensure the property remains safe and appealing. Managers deal with service companies, contractors and technicians to execute work promptly and correctly.
- **Emergency response management:** Property managers need to be prepared to respond to any emergencies related to the properties under their management quickly. This might include responding to severe property damage from natural disasters, such as fire or storms or urgent maintenance issues, such as plumbing leaks or electrical faults. It is the manager's responsibility to schedule repairs as quickly as possible to minimize inconvenience to the tenants and possible damage to the property.

Tenants

- **Screening tenants:** Getting good tenants is key to a property's revenue. To do so, property managers must thoroughly screen prospective tenants before approving their applications. The screening process includes verifying rental history, credit scores and income to assess the tenant's ability to meet financial rental obligations and to minimize problematic behavior.
- **Lease management:** Managers must prepare lease agreements that detail the rights and responsibilities of both parties. This involves setting lease terms, establishing the monthly rental price including taxes and ensuring all agreements comply with local and national laws.

- **Rent collection:** Property managers are responsible for collecting rent every month. This process requires setting clearly defined policies about payment schedules, late fees and potential evictions for continual late payments.



- **Conflict resolution:** Property managers are also required to handle conflicts between tenants or between tenants and management.
- **Handling evictions:** In worst-case scenarios, property managers are responsible for overseeing the eviction process. This must be conducted strictly in accordance with legal guidelines.

Finances

- **Budget management:** Property managers are responsible for setting, managing and adhering to a budget for the property. Typical budget items include potential repair costs, property taxes, pest control, landscaping, insurance and regular maintenance.
- **Financial reporting:** In addition to budgeting, managers are responsible for maintaining the property's financial records. They provide periodic financial statements to property owners, detailing income, expenses and any budget variations.
- **Vendor payment:** Property managers must also manage bills, invoices and payments to third-party vendors for services, such as landscaping, pest control, maintenance and cleaning. They should ensure these payments are made timely and accurately.

Five Tips and Best Practices for Managing Rental Properties

Mastering the management of rental properties is the cornerstone of a profitable rental business. Here are five tried and true practices that will help you manage your real estate portfolio:

- **Screen tenants carefully:** Be thorough with background checks. Choosing the right tenants is crucial as they can be the key to a hassle-free management experience or a source of ongoing problems.
- **Automate where possible:** Use property management software and online tools to automate processes, such as rent collection, maintenance requests and even advertising vacant units.
- **Understand laws and regulations:** Be familiar with local and regional property laws. Legal knowledge helps to prevent litigation and protects both tenant rights and your interests.
- **Build strong landlord-tenant relationships:** Clear and open communication with your tenants can help establish stronger relationships and often results in longer renting periods.
- **Perform regular property maintenance:** Regular inspections and maintenance ensure the property remains in good condition, which prevents situations that could lead to costly repairs later on.

Managing rental properties offers a mix of lucrative opportunities and demanding challenges. Success requires a well-rounded grasp of several core responsibilities, such as effective tenant relations, maintenance capabilities and financial management. To truly excel in property management it is important to embrace the industry's best practices, such as tenant vetting, process automation and cultivating landlord-tenant relationships. Luckily in today's digital era, there are innovative software platforms that can streamline many of these responsibilities to help you thrive in today's dynamic real estate market.

Best Suburbs To Rent In Sunshine Coast

The Sunshine Coast is one of Australia's most desirable regions to live in, offering a relaxed coastal lifestyle, excellent amenities, and beautiful natural surroundings. For renters, choosing the right suburb can make a significant difference in lifestyle, convenience, and affordability. Whether you're relocating for work, studying, or simply seeking a change, the Sunshine Coast has suburbs to suit every preference.

1. Peregrine Springs

Peregrine Springs is an increasingly popular choice for renters seeking a family-friendly, modern community. Known for its leafy streets, spacious parks, and high-quality schools, this suburb offers a serene and safe environment. The area features new housing developments with contemporary designs, making it ideal for tenants who prefer modern living spaces.

Peregrine Springs is also conveniently located near shopping centers, cafes, and recreational areas, while still providing easy access to the beaches and main highways. Its balance of

community amenities and peaceful surroundings makes it one of the Sunshine Coast's top rental choices.



Positioned near Noosa Heads, Peregian Springs is a charming suburb of the Sunshine Coast, QLD. Home to the popular Peregian Springs Shopping Centre, Golf Course, and natural attractions, the region quickly becomes a preferred choice for urban settlement. The population was 9,523 people in 2021, featuring a mix of youngsters, families with school-aged kids and retirees. When it comes to the residential property market, the average price for a three-bedroom house is \$1,007,000, while the rent is \$800 per week. Over the past few years, we have been helping renters with their bond cleaning needs in Peregian Springs.

You can gather more details from this source:

<https://www.bondcleaninginsunshinecoast.com.au/peregian-springs/>

2. Maroochydore

Maroochydore is the commercial heart of the Sunshine Coast and attracts tenants who value convenience and connectivity. With an array of shopping centers, restaurants, and public transport options, it's ideal for young professionals and small families. Maroochydore also boasts beautiful beaches and riverside parks, offering plenty of recreational opportunities. Rental properties range from modern apartments to family homes, catering to a wide variety of tenants. Its central location makes commuting to nearby suburbs and workplaces straightforward.

3. Noosa Heads

Noosa Heads is perfect for tenants seeking a lifestyle oriented around leisure and natural beauty. Famous for its pristine beaches, national parks, and vibrant dining scene, Noosa offers a relaxed coastal lifestyle. Rental prices are higher compared to other suburbs, but the investment is justified by the quality of life, stunning surroundings, and strong community atmosphere. It attracts professionals, retirees, and short-term renters looking for a picturesque and convenient location.

4. Caloundra

Caloundra appeals to those seeking a more affordable rental option while still enjoying coastal living. With its golden beaches, family-friendly parks, and relaxed atmosphere, Caloundra is ideal for families and retirees. The suburb offers a variety of housing options, including apartments, townhouses, and standalone homes. Local amenities such as schools, medical centers, and shopping facilities make it convenient for daily living. Its combination of affordability, lifestyle, and amenities makes it a strong contender for renters on the Sunshine Coast.

5. Buderim

Buderim is a leafy, established suburb with a village-like feel, making it attractive to tenants who appreciate a community-focused lifestyle. It offers excellent schools, shopping precincts, and a range of parks and walking trails. Buderim's slightly elevated location provides cooler temperatures and scenic views of the Sunshine Coast hinterland. Its calm environment, coupled with convenient access to coastal areas, makes it suitable for families and professionals seeking a balanced lifestyle.

6. Mooloolaba

Mooloolaba is renowned for its beach lifestyle and vibrant community, attracting tenants who want a mix of leisure and convenience. With a bustling esplanade, restaurants, cafes, and recreational facilities, it caters to young professionals, students, and small families. Rental options include modern apartments with ocean views, townhouses, and family homes. Proximity to public transport and employment hubs further enhances its appeal for renters seeking a dynamic coastal lifestyle.

Choosing the right suburb in the Sunshine Coast depends on lifestyle, budget, and personal priorities. For families and modern living, Peregrine Springs stands out with its community-focused environment, new homes, and access to amenities. Maroochydore offers central convenience, Noosa Heads provides a picturesque coastal lifestyle, Caloundra balances affordability and coastal living, Buderim delivers a leafy and peaceful environment, and Mooloolaba is perfect for a vibrant beachside experience. Renters on the Sunshine Coast have a wide range of options to suit different preferences, making it a highly desirable region to call home.

What Tips Help Landlords Create a Smooth Move-in Process?

Creating a smooth move-in process is essential for both landlords and tenants to ensure a positive start to the tenancy. By following best practices, landlords can foster good relationships,

reduce disputes, and set clear expectations from the outset. Here are key tips to facilitate a seamless move-in experience:



1. Provide Clear and Complete Documentation

Ensure tenants receive all necessary documents before or at the time of moving in. This includes:

- General Tenancy Agreement (Form 18a)
- Entry Condition Report (Form 1a)
- Pocket Guide for Tenants – Houses and Units (Form 17a)
- Bond Lodgement Form (Form 2)
- Keys and/or access devices

Providing these documents ensures transparency and helps tenants understand their rights and responsibilities.

2. Conduct a Thorough Entry Condition Inspection

Arrange a detailed inspection of the property with the tenant present. Use the Entry Condition Report to document the property's condition, noting any existing damages or issues. Encourage

tenants to take photos and return the completed report promptly. This documentation protects both parties and serves as a reference for the bond refund process.

3. Ensure All Utilities Are Connected

Confirm that essential utilities such as electricity, gas, and water are connected and functioning. Provide tenants with information on how to set up or transfer accounts with utility providers. This proactive approach prevents inconveniences and demonstrates professionalism.

4. Communicate Expectations Clearly



Discuss important aspects of the tenancy, including:

- Rent payment methods and due dates
- Maintenance responsibilities
- Property rules and regulations
- Emergency contact information

Clear communication helps prevent misunderstandings and sets the tone for a respectful landlord-tenant relationship.

5. Provide a Welcome Package

Consider offering a welcome package that includes:

- Local area information

- Emergency contact numbers
- Instructions for appliance use
- Waste collection schedules

A thoughtful welcome package can make tenants feel valued and assist them in settling into their new home more comfortably.

By implementing these strategies, landlords can create a positive and efficient move-in experience, laying the foundation for a successful tenancy.

Bottom Line

Preparing a rental property for new tenants in Peregrine Springs, Sunshine Coast, is a crucial step for landlords aiming to attract reliable tenants and ensure a smooth tenancy. By focusing on essential repairs, safety upgrades, and cosmetic improvements, landlords can present a property that is both appealing and functional.

Conducting thorough inspections, maintaining compliance with local regulations, and documenting the property's condition help prevent disputes and protect the landlord's investment. Attention to detail in cleaning, landscaping, and overall presentation enhances the property's appeal and creates a welcoming environment for tenants.

Additionally, clear communication, well-organized documentation, and a structured move-in process establish trust and transparency, contributing to a positive landlord-tenant relationship. By following these strategies, landlords in Peregrine Springs can maximize tenant satisfaction, minimize vacancies, and maintain the long-term value of their property while providing tenants with a safe, comfortable, and enjoyable living experience.

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