April Huynh
WIN WITH APRIL

Renting Your Henderson-Area Home: Owner Checklist

A one-page guide from April Huynh, REALTOR® and Property Manager.

Ownership and paperwork

- [ ] Confirm who has legal authority to lease the home (trust, estate or co-owners).
- [ ] Gather the deed, HOA contact information and any warranties.
- [ ] Ask your lender whether your mortgage has occupancy requirements.

Insurance and safety

- [ ] Switch to a landlord (dwelling) insurance policy and consider liability coverage.
- [ ] Test smoke and carbon monoxide detectors and replace batteries.
- [ ] Check locks, window latches, GFCI outlets and the water heater strap.

HOA

- [ ] Request your HOA's CC&Rs, rules and regulations, and any leasing or registration forms.
- [ ] Ask about minimum lease terms, rental limits, gate access and amenity transfer.
- [ ] Plan to share the rules with your tenant. I do my best to get them to every tenant once you or the HOA provide them.

Rent-ready condition

- [ ] Service the A/C and replace filters before listing, especially ahead of summer.
- [ ] Check irrigation, desert landscaping and pool equipment, if any.
- [ ] Deep clean, touch up paint and fix small items like leaks, blinds and outlets.

Keys and utilities

- [ ] Collect all keys, garage remotes, mailbox keys and gate remotes.
- [ ] Write down utility providers (power, water, gas, trash, sewer) and account numbers.
- [ ] Decide which utilities the tenant will transfer into their name.

Pricing and marketing

- [ ] Get a rental analysis based on comparable nearby homes.
- [ ] Plan for clear, well-lit photos and a description of the property and its features.
- [ ] Think about lease length and a move-in date that suits the season.

Screening and lease

- [ ] Use one written screening standard for every applicant, in line with fair housing laws.
- [ ] Use a Nevada-compliant lease and required disclosures.
- [ ] Document the move-in condition with a written report and photos.

Money and records

- [ ] Set up a separate account or ledger for rental income and expenses.
- [ ] Keep receipts for repairs and improvements.
- [ ] Ask a CPA about rental income, depreciation and any inherited-property rules.

This checklist is general information, not legal, tax or insurance advice. Every home and situation is different.

April Huynh · REALTOR® S.0178208 · Property Manager PM.167032
Life Realty District · 2225 Village Walk Dr, Suite 200, Henderson, NV 89052
(702) 305-2473 · winwithapril.com
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