



# Prepare Your Property for Short-Term Renting

Hosting starts with preparation—and the right steps make all the difference.

## **This checklist helps you:**

- ✓ Secure your home and reduce safety hazards
- ✓ Create a smooth, stress-free guest experience
- ✓ Protect your property, liability, and income

Great hosting isn't luck, it's planning. When you prepare well, you protect what matters and set the stage for five-star stays.





# STR Hosting Checklist

Hosting isn't just handing over the keys, it's about stepping into a hospitality role and managing risk. Use this guide to prepare your property, protect yourself, and deliver great guest experiences.

## Secure Your Home & Reduce Hazards Before Guest Arrival

- Test all smoke alarms, CO detectors, and locks on doors and windows.
- Fix hazards like loose stair rails and dim lighting. Be sure to check your city's local STR regulations to help ensure compliance.
- Secure or remove any sliding rugs and ensure clear, well-lit walkways to prevent falls.

## Prepare Your Property for Guest Comfort

- Stock essentials like soap, clean linens, and toilet paper.
- Schedule time for cleaning before and after each stay.
- Confirm essentials and add-ons like Wi-Fi, lighting, water heaters, and amenities work.

## Supply House Rules & Safety Resources

- Create a printed manual or QR code resource to help guests familiarize themselves with appliances, the property's layout, and guidelines for parking, trash, etc.
- In the manual, include safety information like location of fire extinguishers and first aid kits, emergency contacts, exit routes, and action plans in case of an emergency.
- Make sure safety items are in visible, easy-to-reach places.

## Notify Your Insurance Provider & Verify Your Coverage

- Tell your insurance provider that you are short-term renting your property.
- Share your online listing with your agent
- Verify you have coverage for: damage to the property and contents; liability both on and off-premises; and loss of rental income if your property goes offline due to damage.
- Get these responses in writing from their underwriter your records.
- Simply go to the experts to get specialized coverage that aligns with your risks.

This guide is intended for general informational purposes and does not cover every possible short-term rental preparation measure. Owners, Hosts & Property Managers are encouraged to evaluate their unique property needs and seek professional guidance where appropriate.



# PROPER

INSURANCE®

From guest injuries and off-premises liability to property damage, **short-term rentals introduce unique exposures that standard policies simply weren't built to handle.**

The Proper policy is built for short-term rentals, so you can host with confidence knowing your property, liability, and revenue are protected.

📞 Call [888-631-6680](tel:888-631-6680) or get a [quote online in minutes](#).