



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

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- ☐ Test all smoke alarms, CO detectors, and locks on doors and windows.
- ☐ Fix hazards like loose stair rails, dim lighting, and wobbly railings. 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

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

Supply House Rules & Safety Resources

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- ☐ 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

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- ☐ 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.

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](#).