

FREE CHECKLIST FOR PROPERTY MANAGERS

Rental Turnover Staging Checklist

From move-out to a listing that rents, one unit at a time.

1. PREPARE THE UNIT

- ☐ **Clean after move-out** and remove anything left behind.
- ☐ **Fix visible damage** before photos; staging shouldn't hide condition issues.
- ☐ **Open blinds and turn on every light** for even, natural light.

2. PHOTOGRAPH

- ☐ **Shoot each room from a corner** at chest height, camera level, landscape orientation.
- ☐ **Capture living area, bedrooms, kitchen, bathroom,** and any flex space.
- ☐ **Keep the original photos** of every room for disclosure and records.

3. STAGE

- ☐ **Clear leftover items** digitally with furniture removal if needed.
- ☐ **Stage the living area and bedrooms** in the building's chosen style.
- ☐ **Check each result:** room unchanged, furniture to scale, lighting consistent.
- ☐ **Download with the "Virtually Staged" label** on every staged photo.

4. LIST

- ☐ **State "unfurnished"** near the top of the listing.
- ☐ **Include at least one empty photo** of key rooms alongside staged ones.
- ☐ **Describe the unit, not the tenant** (Fair Housing Act).
- ☐ **Check local rules** on altered listing photos and rental advertising.

Disclosure line you can paste: "This unit is offered unfurnished. Some photos have been virtually staged to show possible furniture layouts; empty photos of each room are also included."