

SPACE COAST

LANDLORD RENTAL GUIDE

A practical, step-by-step checklist for Brevard County property owners

Renting out your property involves more than finding a tenant. Use these steps to protect your investment and create a smoother leasing experience.

Seven-Step Checklist

1. Set a realistic rental price

- [ ] Compare recent leased properties, not just active asking rents. Account for location, condition, amenities, seasonality, any HOA rules, and expected vacancy.

2. Prepare the property

- [ ] Address safety and maintenance items; confirm appliances, locks, smoke alarms, and HVAC work. Photograph the condition and plan for responsibilities (lawn, pest, pool, and utility).

3. Review rules and costs

- [ ] Check HOA/condo lease minimums, approvals, application fees, and occupancy restrictions. Confirm your insurance covers a rental, and budget for repairs, taxes, management, and vacancies.

4. Market the home accurately

- [ ] Use clear photos, complete property details, lease terms, pet policy, and showing instructions. Follow fair-housing requirements in all advertising and communications.

5. Screen applicants consistently

- [ ] Apply written, objective criteria uniformly. With proper authorization, verify income, rental history, identity, and relevant screening reports. Follow applicable fair-housing and consumer-reporting rules.

6. Sign a clear lease and collect funds

- [ ] Document rent, due dates, deposits, fees, maintenance duties, pets, HOA rules, and notice provisions. Follow Florida requirements for security-deposit handling and required notices.

7. Document move-in and manage the tenancy

- [ ] Complete a dated move-in condition report with photos, deliver keys and HOA information, establish a repair-request process, and track payments and maintenance. Provide required notices before entry or other action.

SPACE COAST WATCH-OUTS: Coastal insurance and storm preparedness • Flood exposure • Salt-air wear & tear • Condo/HOA leasing restrictions • Military PCS timing and lease provisions

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Florida landlord-tenant rules, local requirements, and association documents can change. This checklist is educational, not legal or tax advice; consult qualified professionals for your situation.