



The Landlord's Complete *Furnished Rental* Checklist

*A comprehensive itemised checklist for furnishing
short-term and long-term rental properties*

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Purpose of the Checklist

Furnishing a rental property involves many individual decisions, and it's easy to overlook essential items along the way. This document has been created as a practical, item-by-item resource to support landlords when furnishing a rental property. It outlines the core items typically required for both short-term and long-term furnished rentals, helping ensure nothing essential is missed.

How to use it

The items are organised by room and rental type and are intended to be used as a working document so you can tick off items as they are purchased. The focus is solely on identifying required items, allowing you to work through purchases clearly and without omissions.

A practical starting point

This resource is intended as a baseline to help landlords ensure they are covering everything needed to furnish a rental property. Many landlords use it as a starting point before deciding how far they would like to take the overall look and feel of the space.

Furniture packs


For landlords who prefer a hands-off approach, we offer furniture packs that can be supplied and installed as a complete, all-in-one solution. They include every item outlined in this list, removing the need for you to source individual pieces and freeing up time while ensuring nothing is missed.

Maximize your property and returns


For landlords looking to elevate their property further, we also offer an interior design service specialising in furnished rentals. This service focuses on creating cohesive, design-led interiors that strengthen market appeal, support consistent occupancy, and help maximize long-term rental returns.


Long Let Rental Checklist


Long-term rentals are furnished to support everyday living rather than short stays, with tenants expecting spaces that feel functional, comfortable, and easy to settle into. This checklist outlines the items typically required for long-term furnished rentals, helping landlords ensure the property is appropriately equipped from the outset.


	BEDROOM ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Bedframe (Single or Double)	1	2	1	
	Mattress (Relative to Beds)	1	2	1	
	Bedside Tables (Relative to Beds)	2	4	2	
	Chest of Drawers	1	1	1	x
	Wardrobe (or closet storage)	1	1	1	

 **Designer's Tip:** Long-let bedrooms should allow tenants to personalise the space. Leaving visual and physical room for personal belongings helps the room feel adaptable rather than prescriptive.

	LIVING AREA ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Sofa	1			x
	Accent Chair	1			x
	Coffee Table	1			
	TV Unit	1			


 **Designer's Tip:** The living room should support daily routines rather than short stays. A balanced layout that allows for relaxation, storage, and regular use helps the space feel comfortable, adaptable, and easy to live in over time.


	DINING AREA ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Dining Table	1			x
	Dining Chairs	2	2	2	x


 **Designer's Tip:** Dining spaces often double as work or study areas in long-term homes. Allowing flexibility in layout helps the space adapt to changing routines.


Short Let Rental Checklist


Short-term rentals are experienced differently from long-term homes, with guests expecting spaces to feel complete and ready for immediate use. This checklist outlines the items typically required for short-term lets, helping landlords ensure nothing essential is overlooked.


	BEDROOM ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Bedframe (Single or Double)	1	2	1	
	Mattress (Relative to Beds)	1	2	1	
	Mattress Protector (Relative to Beds)	1	2	1	
	Fitted Sheets (Relative to Beds)	2	4	2	
	Duvet (Relative to Beds)	1	2	1	
	Duvet Covers (Relative to Beds)	2	4	2	
	Pillows (Relative to Beds)	2	4	2	
	Pillow Protectors (Relative to Pillows)	2	4	2	
	Pillow Cover (Relative to Pillows)	4	8	4	
	Bedside Tables (Relative to Beds)	2	4	2	
	Bedside Lamps (Relative to Tables)	2	4	2	
	Chest of Drawers	1	1	1	x
	Wardrobe (or closet storage)	1	1	1	
	Hangers	10	10	10	x
	Wall Art				x
	Full Length Mirror				x
	Bin				x
	Hair Dryer				x
	Floor Lamp				x


 **Designer's Tip:** Lighting has a strong impact on comfort. Providing layered lighting options allows guests to adjust the room for different needs, from winding down to early mornings.


 **Designer's Tip:** Ensure you have spare clean duvet and pillow covers, along with clean towels, for faster turnaround between guests. Delaying check ins = bad reviews.

	LIVING AREA ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Sofa Bed	1			X
	Accent Chair	1			X
	Side Table				X
	Table Lamp				X
	Coffee Table	1			
	TV	1			
	TV Unit	1			
	Wall Art				X
	Rug				X
	Floor Lamp				X
	Artificial Plant				X
	Decorative Items				X
	Throw Cushions				X
	Throw Blanket				X
	Coasters				X


 **Designer's Tip:** Seating arrangements should support how guests naturally gather. Avoid layouts that look good but limit conversation or comfort.


	DINING AREA ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Dining Table	1			
	Dining Chairs	2	4	2	
	Place Mats				X
	Wall Art				X
	Rug				X
	Floor Lamp				X
	Artificial Plant				X
	Decorative Items				X


 **Designer's Tip:** In smaller properties, dining areas often double as workspaces. Providing adequate surface space and seating can improve guest comfort during longer stays.

	KITCHEN ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	16 Piece Cutlery Set	1			x
	16 Piece Dinner Set	1			x
	4 Highball Glasses	1	1	1	x
	4 Mugs	1	1	1	x
	5 Piece Pan Set	1			
	Cooking Utensils	1			
	Kitchen Knives Block	1			
	Cutting Board(s)	1			
	Scissors	1			
	Kettle	1			
	Toaster	1			
	Microwave	1			
	Coffee / Tea Jar Set	1			
	Tea Towels	1			
	Oven Glove	1			
	Oven Tray(s)	1			
	Drying Rack	1			
	Kitchen Bin	1			

 **Designer's Tip:** Counter space affects usability. Avoid overfilling surfaces so guests have room to prepare food comfortably.

	CLEANING ITEMS	ONE BEDROOM	TWO BEDROOMS	PER ADDITIONAL SLEEPING SPACE	OPTIONAL EXTRAS
	Small Dust Pan & Brush	1			
	Vacuum	1			
	Broom	1			
	Mop & Bucket	1			
	Ironing Board	1			
	Iron	1			
	Clothes Airer	1			

	BATHROOM ITEMS	ONE BATHROOM	TWO BATHROOMS	OPTIONAL EXTRAS
	Bath Towel	1 Per Guest		x
	Hand Towels	1 Per Guest		x
	Bathroom Bin	1	2	
	Toilet Brush / Holder	1	2	
	Toilet Roll Holder	1	2	
	Bath Mat	1	2	
	Mirror	1	2	
	Shower Curtain (if needed)	1	2	

 **Designer's Tip:** Mirrors play a dual role in short-term rentals — they affect both practicality and the sense of space. Thoughtful scale and placement can make a bathroom feel more resolved.

Take Your Rental Further

This checklist has helped you cover all the essentials for furnishing a rental property. Once the basics are in place, many landlords begin to think about how the space performs — not just what it contains.

At Maximized, we believe good design does more than look nice — it drives results. Thoughtful, design-led interiors can help properties:

- Attract higher quality tenants or guests
- Command stronger rental rates
- Spend less time vacant
- Feel more cohesive, intuitive and inviting
- Build long-term value as well as tenant satisfaction

*For landlords who prefer a hands-off approach, our **Furniture Packs** provide a complete solution, supplying and installing everything included in this list so you can save time and simplify setup.*

*For landlords looking to elevate their property further, our **Interior Design Service** brings a considered design perspective to your space — shaping layouts, finishes, and furnishing choices in a way that supports market appeal and strong rental performance.*

If you're interested in learning more or discussing how design can work for your property, you can:

- Book a **free design consultation**
- Follow us on social media for regular design insights and inspiration @maximizedinteriordesign



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