



 Landlord Tips

# Best Practices for Landlords Looking to Rent to Travel Nurses

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# Table of contents

<b>Preparing Your Property</b>	<b>3</b>
Learn more about travel nurses, how to cater your property to this audience and the benefits of short-term leases.	
<b>Marketing Your Property</b>	<b>12</b>
Get expert tips on how to stand out in competitive markets and make sure that your property is always rented and earning money.	
<b>Renting Your Property</b>	<b>16</b>
Learn best practices that will protect both you and your tenants and ensure a successful experience.	
<b>Appendix</b>	<b>21</b>
<b>Photography Tips</b>	<b>22</b>
<b>Rental Cleaning Checklist</b>	<b>26</b>
<b>Amenities &amp; Supply List</b>	<b>29</b>
<b>10 THINGS TRAVEL NURSES WISH THEIR LANDLORDS KNEW</b>	<b>31</b>



# PREPARING YOUR PROPERTY



# What is a Short Term Furnished Rental?

Essentially, you are providing a move-in ready space that includes furniture, electronics, such as a TV, microwave, iron, Wifi and Smart TV, towels and linens, basic kitchen supplies, dishes and any other extras like a grill. This allows people to come with nothing but their suitcases full of clothes and toiletries and get set-up without any extra hassle.



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## Who is Looking for Short Term Rentals?

If you have been dealing with long-term leases, you might be surprised to learn about the demand for short term furnished rentals. Nurses travel all over the nation and represent the largest segment of potential renters of furnished units outside of vacation goers. Traveling nurses operate on 13-week contracts which means you have a tenant for three months at a time. Perhaps best of all, the hiring hospitals not only conduct a background check and drug screening for all the nurses, but also pay for their housing. You can have a steady stream of reliable and responsible tenants.

In addition, professionals who are relocating to the city for work or are in-between homes will start with a short-term lease as they get to know the area and shop around for more permanent housing. A short-term rental allows them to decide exactly what neighborhood is right for them and provides time to go through the home-buying process.

Students also make up a significant portion of the short-term rental market. They may be moving to the city to complete an internship, residency or semester study program that only requires them to be in town for 3-4 months. These students are usually in the medical field and simply need a place to sleep while they finish their residency. A furnished rental provides them with a convenient space that they can move in and out of without having to deal with a long-term lease agreement.

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# Understanding Your Audience: What Travel Nurses are Looking for in a Property

- Safety:** Keep in mind that about 92% of all nurses are women and the majority of travel nurses will be traveling on their own. It is important that they feel safe at home, at work and during their commute. Here are a few steps you can take to improve safety at your property:
- Budget:** While vacationers may be willing to splurge on a luxury property, travel nurses are on a tight budget. They are given a housing stipend that may be stretched thin, especially in larger markets. You will want to take this into consideration when pricing your rental. [Click here](#) to learn more about strategies for perfectly pricing your rental.
- Proximity to work and public transportation:** Travel nurses are looking for safe, clean rentals that are close to work. Most want to limit their commute to under 20 minutes. It also helps if you are close to public transportation so that they don't have to worry about fighting traffic. As you create your property listing, be sure to include your proximity to various hospitals. If you are within walking distance to a bus or train stop, this can be a major selling factor, so be sure to highlight that as well.



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- **Furnished:** Short-term tenants don't want to have to worry about hauling their possessions all over the country. Equip your rental with all the basic kitchen items and living essentials that you would expect from a fully-furnished property. Also, don't be too bold with your decor. Keep it modern and neutral so that you appeal to the widest audience possible.
- **Wifi and cable:** Wifi is practically an essential part of life now. It will make it easier for travel nurses to communicate with friends and family back home and enjoy access to their streaming entertainment accounts. Cable isn't a must, but it can be a nice comfort.
- **Utilities:** Typically, with longer term rentals, tenants take over the utilities, but this process is an unnecessary inconvenience for short-term renters. Include utilities in the rental price and be sure the terms are clear in both your listing and rental agreement.
- **Type of unit:** Some travel nurses are more than happy to rent a room in a home while others are looking for an entire property to themselves. If you have a large, multi-room unit, you may consider renting each room to a travel nurse. This will make them more likely to sign-up for a roommate situation. If your unit will be shared, be sure to specify how many people are allowed to live there, which spaces are shared and what is included with each private room.
- **Pet friendly:** A lot of landlords are hesitant to rent to pet owners because they don't want to deal with potential damage and extra cleaning. However, many travel nurses are pet owners and you may open up your pool of potential candidates if you allow for pets. You can either charge a pet deposit or an extra monthly fee to offset any additional costs to you.
- **Laundry:** After a long day at work, the last thing a nurse is going to want to do is head to the laundromat. Provide easy access to onsite laundry facilities to attract tenants.
- **Parking:** A designated parking spot can be a big selling feature, especially in big cities with limited space. If at all possible, provide one guaranteed spot for your tenant where they can safely and easily park their car.
- **Amenities:** Remember that travel nurses are coming to your city for the experiences. They want to be close to conveniences like grocery stores and coffee shops along with entertainment venues, parks and other amenities. The more your location has to offer, the more tenants you will attract.
- **Reviews:** Travel nurses rely on reviews from fellow travelers to find the best housing in each city. They will certainly take a look at your reviews, so be sure to go the extra mile with tenants and provide a safe, comfortable and budget-friendly space that they will feel good about recommending.



## How to Furnish Your Rental

While fully furnishing your home or apartment will require an investment upfront, you will be amazed to see how quickly you make that money back. Even if you spend \$3000 outfitting your space, you can **charge \$300-\$500 more per month** than you would with a long-term rental. You can start turning a significant profit in just a matter of months.

As you begin to shop around for furniture, consider the type of audience you want to target. While some renters will be looking for more high-end spaces, you may limit your potential clientele if you spend too much on furnishings. On the other hand, you may want to cater to tenants who are looking to spend a little more in order to enjoy additional comforts and luxuries. Just be sure to keep your ideal tenant in mind as you furnish your space so that you have a clear strategy that will yield the results you want.



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## Choosing Furniture

When it comes to furnishing your space, keep it simple, modern and neutral. While your personal style may be more vibrant and eclectic, it may not be for everyone and you want a rental that will appeal to the most people possible. Beige and light blues may not be the most exciting choices, but they will speak to a larger audience.

It may also be tempting to cut corners and stock your rental with thrift store and garage sale finds, but this strategy may end up backfiring. While you may be able to find some good deals, you don't want to use furniture that is worn or clearly outdated. A trip to [Ikea](#), [Target](#) or other bargain stores can provide you with modern and affordable furniture that will create a clean and appealing look.



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Also, be sure to add some decorative details to make your space feel more homey and attract renters. Plants, artwork, books and ample lighting can make a home or apartment feel more inviting. Just a few of these details will transform a space and increase the number of inquiries you receive.

Finally, consider including a workspace with a desk or a kitchen table in your unit. Since most of your tenants will be living there for school or work related reasons, they will appreciate room to set up their computer and other materials.



## How to Price Your Short-Term Rental

Things can get tricky when deciding how to price your rental. With long-term rentals, the rule of thumb is to charge around 1% of the total value of the home. For example, a home valued at \$200,000 would have a monthly rent of \$2,000.

When it comes short-term rentals, there is no magic formula. Your best bet is to [use this demand tool](#) to learn more about what other properties are going for in your area.

Here are a few other considerations to take into account: What are other rentals going for in the area? You want to competitively price your rental so that it is a viable option for travel nurses.

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Do I offer a full suite of extras and amenities? If you have in-house laundry, a dedicated parking space, fireplace and a great view all within walking distance of hospitals, you may be able to charge a little more. For properties that have a lot of selling points, but

might not be fully stocked will everything on the list above, you will want to consider pricing your property at a more affordable rate.

Should I charge seasonal rates? If you live in the northern states, you might notice a lull in inquiries during the winter months. This could be the perfect time to offer discounted rates to attract tenants.

What are the recommended cleaning fees? Your monthly rental amount should cover your mortgage payment along with any additional fees. Typically, there is a recommended one-time cleaning fee of \$125 for a 1 or 2 bedroom, and not more than \$200 for a larger home.



What about turn-over and property management? How much profit you want to make each month can depend on how much your time is worth. Remember that you will have to manage the property, address any issues that arise, market your listing and spend time preparing the space for each new tenant. How many hours do you want to invest in those aspects of being a landlord and is it worth it for me to hire a property manager to take care of my tenants on my behalf?

After you have decided on a price and advertised your listing, on Furnished Finder ([click here](#) to get started) remember that you can always make adjustments along the way. If you aren't getting the results you want, try lowering the price a little,

especially in the beginning. As you build up more positive reviews, you will have better luck at a higher price. Also, keep any eye on the local market and see if your competitors are changing their prices. This could be an indication that you need to adjust as well.

In the end, pricing is up to your best judgement. Do some research, calculate your costs and come up with a price that is fair to renters and will make the project worth your time.

You only have a few seconds to make a good impression because all it takes is a click to move onto the next listing. Here are some tips for listing your rental property and attracting rental nurses.

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# MARKETING YOUR PROPERTY



## Making a Good Impression: How to Gain Attention in Competitive Markets

First and foremost, make sure that you are advertising on websites like **furnishedfinder.com** and **travelnursehousing.com** that specifically cater to travel nurses looking for excellent rentals.

The most important element of your listing is photos. Invest time in taking high-quality photos that show angles of every room, the exterior, views from porches, landscaping and anything else that you think will give the audience a feel for the character of your home. You will also want to add seasonal photos throughout the year for a truly representative story of your property. Readers will be instantly turned off by fuzzy, poor quality photos. It is probably a good idea to hire a professional to make sure that the job gets done right.



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Also, think about the number of photos you display with your listing. One study found that readers are 83% more likely to contact a landlord if the listing has over 20 photos. The more the better. A couple photos can give the impression that you have something to hide, so go all out and really sell your property with lots of great images.

Other essential information to include in your listing:

- Distance from your property to nearby hospitals
- All available amenities
- What is included in the rental price
- Information about the city. Use your listing to not only sell your property but also sell the city. Take the time to educate your audience about the area. Many travel nurses begin the search process by looking at the city and then taking professional opportunities into account. These nurses are looking for new experiences, so include references to neighborhood bars and restaurants, local entertainment venues, annual events and any other points of interest.

As you create your listing for these sites or other resources, here are some important tips to keep in mind:

1. Clearly state that the rental is fully furnished and move-in ready. Try to work this into the title of your listing and make sure that it is stated within the first couple sentences of your listing. This is your big selling point, so put it front and center.
2. Be specific about listing what furniture, supplies and other amenities are included. Most properties will come with the basics, such as sofas, beds, TVs, etc. If you offer any extras or

luxuries, highlight these in order to set yourself apart.

3. Include details about parking and transportation. Does the property include a designated parking spot or driveway? Will tenants have access to additional on-street parking? Is the rental near a train or bus stop? Is the area pedestrian friendly in case they want to walk or bike?
4. Mention proximity to grocery stores, universities, hospitals, downtown areas and other attractions. The closer you are to these amenities, the more attractive your property will be.
5. Include details about your pet policy. You may want to consider allowing certain pets in order to appeal to more renters.
6. Include plenty of high quality photos. Take the time to properly clean and stage your property in order to show it in the best possible light. Be sure to capture plenty of angle and include photos of the furniture and outdoor spaces. You really can't include too many photos in your listing, however, attaching just a few images and hurt your chances of attracting tenants.



**Use your listing to not only sell your property but also sell the city.**



# More Tips for Maximizing Your Listing Potential

Remember that your rental property is essentially a small business, which means that you will want to pay attention to the details and provide excellent customer service throughout the entire experience.

## Respond Quickly

As soon as a potential tenant sends you an inquiry or contacts you with specific questions, you will want to respond promptly and thoroughly. Demonstrating an eagerness to help along with a certain level of professionalism will work in your favor. Besides, a renter is going to lose interest if it takes you a few days to write or call them back.

## Stay Up-to-Date

You will also want to keep your profile and your listings up-to-date. Make sure that your calendar and pricing reflects the latest information and be sure to post positive reviews. Glowing comments from previous tenants are your best marketing tool.

## Request Reviews

The best way to get reviews is to request them. A former tenant might not think about hopping online and leaving a message the moment they leave, but if you send a polite thank you email along with a request for a review, you will exponentially increase the potential that you will receive feedback that can be used to market your property.

Preparing your rental for travel nurses can be easy if you have a plan in place. The more you understand about the unique wants and needs of these short-term tenants, the more you can take concrete steps to prepare your property, create attractive listings and have a pleasant landlord experience.



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**RENTING  
YOUR PROPERTY**



Now that you have prepared your property, taken great photos, and created and posted a detailed listing, it is time to take a closer look at rental applications. Hopefully, you are getting plenty of inquiries and applications and you may be wondering about the best ways to handle this information and make sure that you narrow down your choices to the best possible tenant. Creating a tenant screening process can help you better manage all aspects of your rental. Follow these steps to connect with the right tenants and streamline the rental process.

## The Application

Dealing with paper applications is a thing of the past. Today, platforms like [KeyCheck](#) provide a safe and convenient tool for both applicants and landlords. Renters can fill out and submit a background check, feeling confident that their information is being safeguarded. This is especially important when transactions are conducted from opposite sides of the country.

As you begin to look at applications, it can be hard to know where to start. A lot of applicants may look like strong choices, so how do you begin to choose? The best strategy is to create a list of your ideal criteria so that each applicant is evaluated fairly, and you can eliminate applications. Here are some suggestions that you may want to include on your list:

**Credit Score:** You want to feel confident that your tenant will pay rent on time. A credit score will provide you with information on their payment history and how much debt they may be dealing with. While a strong credit score isn't a guarantee, it can offer some valuable insight that will help in the decision-making process.



“ Tenant background checks are especially important when transactions are conducted from opposite sides of the country.



**Criminal Background:** Since travel nurses go through background checks with their employers and they have to meet certain standards to stay in professional good standing, there is only a small chance that you will run into applicants with a criminal history. If anything does show up, it is likely to be minor and in the distant past. Again, it is up to you how important this information is during your vetting process.

**Length of Contract:** Since travel nurse contracts average at least 13 weeks, most applicants will be willing to sign a 3 month lease; however, month-to-month agreements are preferable. We

find that you will set your unit apart by offering the flexibility of month-to-month agreements to travel nurses.

**References:** Contact previous landlords and other references. You want to find out more about the tenant and whether the landlord would rent to them again. If you allow pets, make sure that the applicant is a responsible pet owner.

Create your own criteria that will allow you to evaluate applicants. The key is to clearly outline your preferences and priorities for a fast and fair vetting process. AND STICK TO YOUR PROCESS!



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**If you allow pets, make sure that the applicant is a responsible pet owner**



# Applicants

Once you have narrowed down your field of applicants, it is a good idea to call them directly. While KeyCheck provides a convenient platform to communicate with travel nurses, a phone call is the perfect way to get a better feel for the applicant. As you speak with people, trust your gut. Don't be afraid to go with the person who you feel the most comfortable with even if they don't have the best application.



# Lease Agreements

The lease agreement is a legal document that is designed to provide protections for both parties involved. Because it is legally binding, you will want to invest in creating a detailed lease that adheres to state specific laws and regulations. KeyCheck works with LawDepot to provide customized leases that are created by legal experts. You can easily create a lease that includes key factors such as:

- Deposit and pet fees
- Beginning and ending dates of the lease agreement
- An address or account where payments should be sent
- All the rights and obligations of both parties
- How to renew the lease
- Details about the condition and amenities of the property
- Landlord information
- What happens if one party wants to terminate the lease



When creating a lease for travel nurses, it is important to take into account that contracts can be cancelled. As a result, you may want to include details outlining how this situation will be handled. You may want to require proof of contract cancellation and any fees. In addition, you may want to consider asking for only 14 days notice for an extension of a lease because oftentimes hospitals will not inform a travel nurse about a contract extension until 2-weeks prior to its termination.



## Finalizing the Lease

Once you are ready to finalize the lease with the perfect candidate, it is time for another phone call. This is the best way to go over details and make sure that all their questions are answered while also avoiding any misunderstandings. Establishing clear expectations is essential to any successful tenant/landlord relationship. The next step is to use KeyCheck to download your lease in pdf, sign it and have your tenant review and sign as well.

## Preparing the Property

Before your new tenant arrives, be sure to go through your cleaning checklist and document the condition of the property. Take plenty of pictures and note any signs of wear and tear. This will help you identify any damage caused by the tenant once they move out and help resolve disputes. It is also a good idea to go over the details of the property with the tenant and have them sign a document that indicates their acknowledgement of the existing condition of the property.

A simple lockbox will allow your new tenant to move in at their convenience. Remember that travel nurses may be coming in from across the country and might not arrive during normal business hours. A simple a lockbox and/or a smart lock (Wifi enabled) allow your new tenant to move in at their convenience.

Renting your property doesn't have to be a difficult or intimidating process. When you take advantage of available tools like [KeyCheck](#) and invest time in creating a Tenant Screening and onboarding system, you can quickly find applicants and finalize leases. Ultimately, this means a better turnaround time and increased profits.



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**Take plenty of pictures and note any signs of wear and tear.**





# APPENDIX

# Photography Tips

## How Professional Real Estate Photos Can Make all the Difference

You've gone to great lengths to get your property ready to rent to travelers, but many private homeowners drop the ball when it comes to the most important part. It's obvious, relatively inexpensive, and is the single biggest differentiator that can set your listing apart from the rest; but yet, less than 10% of short-term landlords utilize this advantage. What is this game-changer? Professional Photos!

There's no doubt that professional photos lead to more bookings and it's very common for travelers to book a short-term furnished unit sight-unseen. Why go to all the trouble of baking a cake if you're not going to put any icing on it? The real question is; Are you losing potential tenants without even knowing about it? I would argue that

if you post pics that are 'Just OK', that's exactly what's happening. Your place may be ideal for our travelers, but they may pass right by your listing if you're posting dark and blurry pictures. You might just be sending the wrong message without really realizing it!

Your images tell a story to every traveler...but what are they saying? Take another look at your listing. It only takes 1 bad picture for someone to dismiss your property and click away. It's like a book that you're reading...if you can't relate to the topic or it doesn't keep your interest, you may choose not to continue on to the next chapter. The pictures you provide always tell a story, but you are in control of what they're saying!

Take a look at these images of a place I just sold in Dallas, TX. It sat vacant for a month until I spent \$125 and got some higher quality images to use in my listings. Shortly after I posted the new images, I literally had to tell a handful of prospective tenants that my place was already rented. The difference is clear.

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# WHERE TO FIND THESE PHOTO PROS?

Stick to real estate photographers. - they'll be pretty easy to find. Try searching google for 'professional real estate photographers'.

Chances are, you may know a realtor or two. Ask them who's the best RE photographer in town. Referrals are the best!

Home services sites: I found a really good one in Dallas, TX off of [Thumbtack.com](#).

There are specific services that will also allow you to create a job, choose your vendor, and pay through their site as well such as [www.smartshoot.com](#) but of course they'll take a small commission.

## HIRING A REAL ESTATE PHOTOGRAPHER

A RE photographer should not only be adept in the art of photography, but also have a clear understanding of how the real-estate system works. To sell a place with a photo, you have to understand how to sell a place, period. A photographer must have a keen understanding of the target market and be

able to adjust the shoot accordingly. They must be a good communicator with the ability to work with a real estate agent and property stager to enhance the overall experience of the potential viewers. A great professional real-estate photographer must also be able to maintain the authenticity of the place while creating an emotional experience. It's best to choose someone with extensive experience in off-camera flashes, panoramic photography, the post-production process and professional-grade equipment. Make sure to see their portfolio of work before you hire them (most of the time they'll display this on their website).

## WHAT CAN I EXPECT IN COST?

Most of the time it's around \$200 or so if you want 12-24 basic interior & exterior shots, but of course it depends on your specific property. If you're just shooting a 1br/1ba unit it's probably going to be about \$125, but if it's a 4br/4ba house, of course it's going to be more. If you don't like the price, keep shopping, but just realize that this is an investment! In fact, you will most likely be able to write off the expense on your taxes as well.

Hopefully this gives you a few good ideas of why you should consider scheduling a professional shoot for your furnished rental property, and how to go about it. It's all about stacking the deck in your favor because competition is fierce (whether you realize it or not). Good luck and may the odds ever be in your favor!



# RENTAL CLEANING CHECKLIST



When it comes to rental properties, the importance of cleanliness cannot be underestimated. Even if you own a luxurious property in a great location, renters will be instantly turned off if they find it covered in dirt and dust. A clean property will also help you earn excellent reviews and make sure that your rental is always booked. To help make sure you are thoroughly cleaning your property and making a great first impression with each new tenant, follow this cleaning checklist.

### Living Room

- Dust all surfaces, including shelves, tables, electronics and cabinets
- Organize the entertainment center and neatly place remotes in a visible area
- Take the time to steam clean fabrics, including sofas, chairs and pillows. This is especially important if you accept pets in the rental.
- Treat any carpet stains and be sure to provide renters with stain removing products so they can help keep carpets in good condition.
- Thoroughly vacuum carpets and mop hardwood floors. Be sure to dust before you vacuum so that you can suck up any dust that falls on the floors.

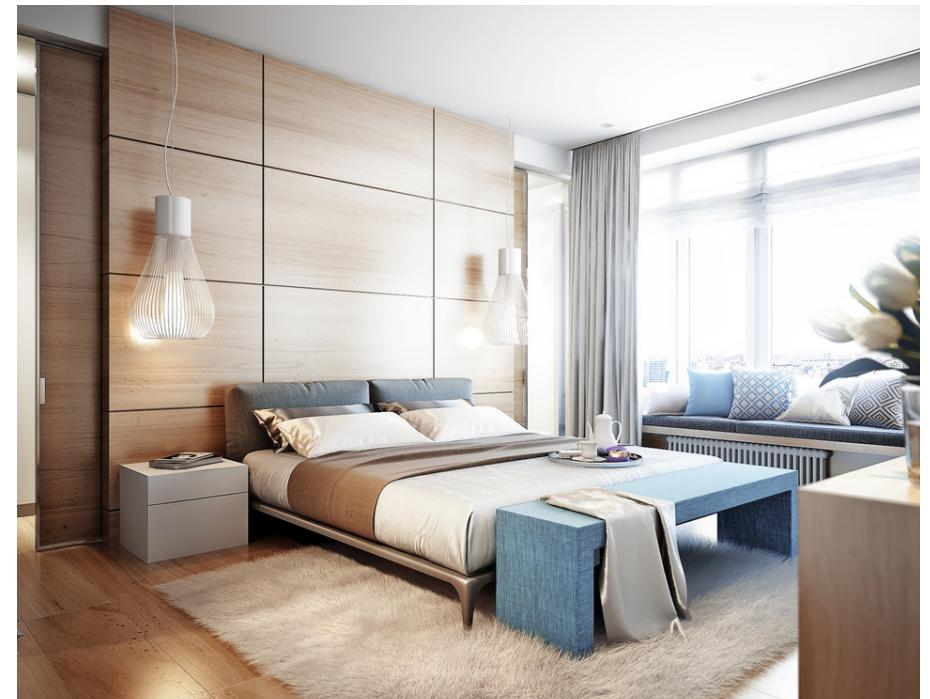


### Bedroom

- Put clean sheets and pillowcases on the bed
- Vacuum the drapes in order to get rid of dust that can accumulate
- Wipe down windows and windowsills
- Dust all surfaces, including dressers, nightstands and shelves.
- Vacuum the floors and mop any hardwood floors

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## Kitchen

- Clean out the refrigerator, oven and microwave and wipe down both the interior and exterior surfaces of each appliance
- Wipe down cabinets to remove dirt and fingerprints
- Organize the cabinets and wipe down the insides
- Wash any dishes and neatly put them away
- Clean any other small applicants, including the coffeemaker, toaster, etc.
- Sweep and mop the floors
- Remove the garbage and put in a clean bag in the trash can



## Bathroom

- Clean the bathtub and sink. Be sure to remove any hard water stains
- Wipe down the entire toilet and scrub the toilet bowl
- Clean the mirrors
- Sweep and mop the floors
- Remove any garbage from the trash can

Use this checklist to move through each room in the rental and make sure that you are thoroughly cleaning so that you can provide a better experience for your tenants.



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# AMENITIES & SUPPLY LIST



Stocking your rental with the right supplies will help you earn rave reviews from tenants and allow you to build a better online reputation. Remember that the majority of your tenants will be travel nurses, so they will be looking for particular amenities to help them enjoy their stay.



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**Here are some popular amenities among travel nurses:**

- Free parking
- Proximity to public transportation
- A full kitchen
- On-site washer and dryer
- TV with cable and/or streaming services
- WiFi
- Heating and cooling system
- Pet friendly space
- Coffee maker
- Convenient check-in
- Games, DVDs and books
- Information on local attractions and restaurants
- Food storage containers
- Cleaning supplies
- Sheets and linens
- Towels
- Hairdryer
- Blackout curtains
- Clothes hangers
- An iron and ironing board



# 10 THINGS TRAVEL NURSES WISH THEIR LANDLORDS KNEW

Being a travel nurse is fun. The people we meet become friends and the cities we live in become home for a short time. When we are not working, we are fortunate enough to explore the areas around us to the point where it feels like a mini vacation. We are men, women, old, and young. Some of us are married with children and/or pets, others like me may be traveling solo or with a friend. Our reasons for becoming travel nurses may be quite similar or completely different. I have student loans I would like to pay off, but I would have traveled regardless of the loans. The life of a travel nurse is an adventure, both scary and exciting. Not every traveler is going to want the same experience, but I think we can all agree that where we live can make a tremendous impact on our overall experience. Whether you are renting out a room or an entire space; these are some of the things that could help make your place the perfect travel nurse rental:

### 1) Be quiet and understanding

I talk to people all day, standing on my feet most of the shift. In twelve hours, the average person eats breakfast, lunch, and dinner. So when I get to my place of comfort, all I want to do is eat, shower, sleep, sit, relax, and go to bed sooner rather than later. As the host, keep conversation short and don't be offended if I say a quick hello and walk off into my room. I am exhausted. Especially those of us that work night shifts.

### 2) Alarm clock w/sound machine

Speaking of sleep, for those who have roommates working night shift, please try and limit the use of anything loud, ie: vacuum cleaner, blenders, overhead garage doors, and

podcasts or phone calls on speakerphone. Seems pretty common sense, but it happens.

Most places I have stayed provide alarm clocks. I have not touched one in years, which is a little embarrassing. In my opinion, the majority of people use their cellphones rather than an old fashioned alarm clock nowadays because of convenience and our ever changing schedules. For those thinking of providing an alarm clock, consider one with sound options. It is a nice addition, especially if the rental is in a downtown or noisy area. I sleep much more soundly with a background noise such as a fan, so I highly recommend this.

### 3) A comfortable bed

The nicest part of having a designated home for three months is having a comfortable bed. As nurses, we are constantly leaning over and standing during work, so we can appreciate a solid nights sleep and waking up with no back pain the next morning. Providing a bed in a furnished

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rental is obvious, but a comfortable bed should not to be overlooked. Not every bed has a good mattress. Your renters will appreciate you for this.

#### 4) Storage

When renting out a room, it is nice to not feel like you are living out of a shoebox. A dresser or two with empty drawers and a closet make all the difference. We live out of our vehicles between destinations. Everything we own and travel with fits in our vehicle, so having the extra room to put it all in is convenient. Especially when seasons change. Snow gear is very bulky and it is wonderful to have a place for the items we are not using at the moment, but don't necessarily want to get rid of.

#### 5) Let me borrow the basics

Since my vehicle is pretty full of personal belongings and souvenirs I could not part with, there wasn't much room for the bulky home essentials. The kitchen, living room, and



**When we are not working, we are fortunate enough to explore the areas around us to the point where it feels like a mini vacation.**

bathroom are the rooms I need help with when traveling. Providing clean towels, bathroom supplies, linens, and kitchen utensils saves me every time. There is no room for furniture in my vehicle, so renting a space that is fully furnished with these additions items makes life simple.

#### 6) Washer & dryer

Even though this next recommendation is at the end of the list, it is one of the key reasons why I would rent a space over an alternative. If at all able, provide a washer and dryer. It is something people don't rank highly enough until you live without one. Having a washer and dryer in your unit makes all the difference. I would pay more for a place just to have this option, and I am sure others would too.

#### 7) Internet and a television

I haven't found many places that don't provide free internet. But, a television in the living room or personal room is nice to have available. Again, another bulky item that I don't want to travel with. With all of the online streaming services like Netflix, Hulu, and Amazon; all we need is a television and the internet setup to easily access these channels through our own Roku or Firestick devices.

"The life of a travel nurse is an adventure, both scary and exciting."

#### 8) A safe and secure space

Just as a washer and dryer were key on finding a place. It is important to know where I am staying is safe. Anything you can do to make a unit more secure will attract potential



renters. Having a high walking score is always nice but there is nothing you can do to change that. Having a unit that is not on the first floor, investing in an alarm system, or upgrading a lock, may make all the difference. Some units have a secure parking garage so I don't have to worry about my vehicle or a security guard present within the building at all times. Maybe that security guard is nearing eighty years old, but just knowing someone is there to help makes me feel safe.

## 9) Extras

The extras are always appreciated. Bar soaps, cleaning supplies, coffee filters, a coffee pot, hand soap, aromatherapy diffusers, or a vacuum. Anything additional that you want to provide in your home is an added

bonus. Providing brief instructions and personal setting preferences on how to use the washer, dryer, dishwasher, and thermostat would also be helpful for any new traveler.

## 10) A list of local recommendations

Lastly, recommendations on favorite local attractions are great. Maybe even provide maps and brochures on this information. When we are given three months to explore an area, it is really nice to be given a locals perspective on what to spend our time seeing or visiting. We are making your home our home for three months. Thank you for listening and providing a place for us to call home. Travel Nurse Housing / Furnished Finder has always come through with reliable resources and future places for me to call home as a traveling nurses.





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