



RENTAL ESSENTIALS

The Ultimate *Furnishing & Setup* Guide

Everything you need to turn an empty house into a
fully-booked, 5-star short or mid-term rental —
room by room, item by item.

11 Rooms & Categories

Checklist Format

Investor-Approved

put together with love, from one host to another
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HOW TO USE THIS GUIDE

Grab a coffee, and let's furnish this thing.

This guide walks through every room of your rental, with a simple checklist of what to buy and how many of each. Check items off as you shop, swap in your own style and colors, and use the quantities as a starting point — every property is a little different. Happy furnishing!

Heads up: this list was originally built out for a short-term rental, so it's intentionally thorough — extra linens, guest-facing decor, and turnover supplies included. If you're furnishing a mid-term rental, long-term rental, or your own home, feel free to grab only what makes sense for your space and skip the rest.

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Bedrooms

Where guests fall in love with your listing

26 items

☐ King mattress	1
☐ King bed frame	1
☐ Mattress protector	1
☐ Comforter insert	2
☐ Quilt	2
☐ Dresser	1
☐ Sheets	2
☐ Duvet covers	2
☐ Blanket	2
☐ Nightstands	2
☐ Sitting chair	2
☐ Decor	2
☐ Lamps	2

☐ Desk	1
☐ Desk chair	1
☐ Eurosham pillow	—
☐ Eurosham pillow covers	1
☐ Pillow covers	3
☐ Sleeping pillows	4
☐ Bench	1
☐ TV	1
☐ Decor accents	—
☐ Mirrors	1-2
☐ Luggage racks	1
☐ Hangers	50
☐ Curtains	1



Living Room

The heart of every 5-star stay

23 items

☐ Arm chairs	2
☐ Coffee table	1
☐ Trays	2
☐ Display for mantle	—
☐ Throw pillow covers	4
☐ Throw pillow inserts	—
☐ Pillow covers	4
☐ Side table	1
☐ Faux plants	2
☐ Curtain rods	3
☐ Curtains	3
☐ Mirrors	2

☐ Standing lamp	1
☐ Table lamp	2
☐ Rug pad	1
☐ Rug	1
☐ Decor	3-5
☐ TV	1
☐ Entryway bench	—
☐ Entryway coat hooks	4
☐ Sofa	1-2
☐ Arm chairs	2
☐ Coasters	4



Dining Room

Set the table, set the vibe

4 items

☐ Dining table	1
☐ Dining chairs	4-6
☐ Bar stools	5
☐ Faux plant	2



Kitchen

Stocked for pancakes and wine nights alike

71 items

☐ Pots & pans	2-4	☐ Scissors	1	☐ Whisks	2
☐ Cutting boards	2	☐ Wine opener	2	☐ Wine stopper	2
☐ Tupperware	10	☐ Beer opener	2	☐ Rubber scraper	—
☐ Butter knives	8	☐ Liquid measuring cup	2	☐ Pasta server	—
☐ Forks	8	☐ Solid measuring cups	2	☐ Lighter	2
☐ Spoons	8	☐ Tablespoons / teaspoons	2	☐ Oven mitts	2
☐ Plates	8	☐ Garlic press	1	☐ Dish towels	8
☐ Bowls	8	☐ Sponge holder	1	☐ Salad spinner	—
☐ Steak knives	8	☐ Baking trays	3	☐ Potholders	2
☐ Mugs	8	☐ Glass baking dishes	6	☐ Wooden spoons	2
☐ Wine glasses	8	☐ Blender / Vitamix	1	☐ Baking powder / soda	1
☐ Lemon juicer	1	☐ Protein smoothie shaker	2	☐ Glass containers	2
☐ Whiskey / shot glasses	4	☐ Muffin tray	1	☐ Lemon zester	1
☐ Drinking glasses	8	☐ Pie tray	1	☐ Cookie dough scooper	1
☐ Baking mixer	1	☐ Loaf pan	—	☐ Metal tongs	1
☐ Cookware kit (general)	1	☐ Mixing bowls	4	☐ Can opener	1
☐ Air fryer	1	☐ Ice cube tray	1	☐ Metal ladle	1
☐ Instant Pot	1	☐ Pitchers	2	☐ Metal funnel	1
☐ French press	1	☐ Paper towel holder	1	☐ Pizza cutter	1
☐ Hot water heater (kettle)	1	☐ Cocktail mixer	1	☐ Metal steamer	1
☐ Keurig + coffee maker combo	1	☐ Cake tins	2	☐ Fruit basket	1
☐ Toaster	1	☐ Cheese grater	1	☐ Casserole dish	1
☐ Nice plastic plates	6	☐ Butcher knives	3	☐ Rolling pin	1
		☐ Pasta strainer	1	☐ Trash can	1



Pantry Staples

Little extras that feel like home

24 items

☐ Olive oil	—	☐ Onion powder	—
☐ Vegetable oil	—	☐ Old Bay	—
☐ Cooking spray	—	☐ Parsley	—
☐ Assorted tea bags	—	☐ Basil	—
☐ Tea strainer	—	☐ Pumpkin spice	—
☐ Hot chocolate mix	—	☐ Cinnamon	—
☐ Granola bars	—	☐ Salt	—
☐ Instant oatmeal	—	☐ Pepper	—
☐ Balsamic vinegar	—	☐ Oregano	—
☐ Garlic powder	—	☐ Thyme	—

☐ Rosemary	—
☐ Everything bagel seasoning	—

☐ Cayenne	—
☐ Paprika	—



General Supplies

The unsung heroes of a smooth turnover

10 items

☐ Laundry detergent	2-3 pods
☐ Dishwashing detergent	2-3 pods
☐ Batteries	1 pack
☐ Windex	—
☐ Extra light bulbs	3-4
☐ Hand soap	—
☐ Lysol wipes	1-2
☐ Plastic wrap	—
☐ Tinfoil	—
☐ Parchment paper	—



Laundry

For the guests who over-pack

3 items

☐ Folding / drying rack	—
☐ Ironing board + iron	—
☐ Steamer	—



Baths

Per bathroom – spa energy, guaranteed

19 items

☐ Bath mats	10
☐ Bath towel bars	5
☐ Toilet paper holders	5
☐ Towels	2 sets of 2
☐ Hand towels	2 sets of 2
☐ Washcloths	2 sets of 2
☐ Decor	1
☐ Curtain liner	2
☐ Shower curtain	2

☐ Hairdryer	1
☐ Mirrors	1
☐ Soap dispensers	1
☐ Privacy window film	—
☐ Squeegee	1
☐ Magnifying mirror	1
☐ Black makeup towels	2 sets of 2
☐ Hooks / over-door hanger	1-2
☐ Toilet paper	2 rolls
☐ Trash can	1



Front Porch

First impressions before they even unlock the door

6 items

☐ Large cool pot set (flowers)	—
☐ Medium cool pot set (flowers)	—
☐ Large lantern set (for photos)	2
☐ Rocking chairs	2
☐ Pretty throw pillows	—
☐ Ring doorbell system	1



Patio

Golden hour, guest-approved

5 items

☐ Large pots for plants / flowers	3-4
☐ BBQ + tongs	1
☐ Fire pit	1
☐ Hammock	1
☐ Outdoor solar lights	10



Miscellaneous

The catch-all that keeps everything running

7 items

☐ Extension cords	2
☐ Broom / dust pan	1
☐ Step ladder	1

☐ Swiffer + wipes	1
☐ Vacuum	1
☐ Deco WiFi extender	1
☐ Fly swatter	1

You're all set — happy hosting!

That's the full list, room by room. Save this guide, share it with your contractor or co-host, and check items off as you go. Here's to a beautifully furnished, guest-ready home.



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