

The Rental Friendly Upgrades Planner

Upgrade Your Rental Without Losing Your Deposit

1. Lease Check and Landlord Questions

Read your lease before you buy anything. Write down what it says and what you still need to ask.

Question	What my lease says	Ask my landlord?
Nails, screws or drilling		
Painting or wallpaper		
Changing light fixtures or hardware		
Removable adhesive on walls		
Move-out condition rules		

- Get any yes in writing, even a text message.
- Photograph every wall, cabinet and window before you start.

2. Room-by-Room Upgrade List

Pick the upgrade that fixes your biggest annoyance first, then add one at a time.

Problem	Damage-free fix	Test first
Plain beige walls	Peel and stick wallpaper	A small strip in a hidden spot
Dull lighting	Battery wall sconces	Hook placement and charge time
No nails allowed	Adhesive hooks	Wall surface and weight limit
Dated cabinet pulls	New pulls in the same holes	Center-to-center hole spacing
Bare windows	Tension curtain rod	Window frame width
Dark counters and closets	Stick-on motion lights	Mount spot and battery
Ugly backsplash	Peel and stick tiles	A corner tile and landlord approval

- Measure every space before you order.
- Choose adhesive products rated for your wall surface.

3. Upgrade Budget

Upgrade	Budget	Priority (1 to 3)	Bought?
---------	--------	-------------------	---------

Walls and backsplash			
Lighting			
Hooks and hardware			
Window			
Total			

4. Move-Out Restore Checklist

- Remove adhesive slowly, warming it with a hair dryer.
- Put back the original cabinet pulls and screws.
- Put back the original light bulbs and fixtures.
- Clean any leftover adhesive residue.
- Photograph every wall again before you hand over the keys.