



# The Beginner's Guide to Renting Out Rooms

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## 5 Simple Steps to Turn Your Spare Space into Steady Income



*Helping homeowners create income from unused space*

**A Free Resource from ONE Room income**

**[www.oneroomincome.com](http://www.oneroomincome.com)**

# Welcome — You're in the right place!

If you've been thinking about renting out a room but feel unsure where to start, you're not alone.

*Many homeowners want to create extra income but get stuck wondering how to prepare their space, set the right rent, or find reliable tenants. The good news? It doesn't have to be complicated.*

This quick-start guide breaks down the process into five simple steps you can take to turn an unused room into steady income even if you've never rented before.

You'll learn what to focus on first, how to avoid common beginner mistakes, and how to create a well-managed space that practically runs itself.

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## What You'll Learn

- How to prepare your room so it attracts great tenants
- The basics of setting fair, profitable rent
- Tips for writing your first listing
- Simple ways to screen for trustworthy renters
- How to set up a smooth move-in process

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## Step 1 — Clear and Prepare Your Space

Before you can list your room, start with a clean, clutter-free foundation. First impressions matter — a well-kept space photographs better and attracts higher-quality renters.

- ✓ Empty the room completely: remove all items before cleaning
- ✓ Deep clean floors, walls, and baseboards
- ✓ Repair small issues (loose outlet covers, doorknobs, etc.)
- ✓ Verify that lighting, outlets and door locks are working properly
- ✓ Paint the walls a neutral color (Simply White is a good one) and hang neutral (tan or gray) curtains or blinds

### Now you're ready to furnish

Keep it simple — a comfortable sturdy bedframe and new mattress, small desk (if space allows), nightstand, lamp, and chair are enough to make the room feel move-in ready. Choose neutral bedding and avoid personal décor so the space appeals to a wide range of renters.


 **Pro Tip:** Select a plain comforter (no prints or patterns), simple wall art e.g. nature scene works well (without words or slogans) and a small lamp (with a soft warm colored bulb) to make the space feel inviting and cozy.

## Step 2 — Set Your Rate with Confidence

Setting the right price is key to attracting quality renters while ensuring your effort is worth it. Your goal is a rate that feels fair to both you and the tenant — not the lowest, but the most reasonable for the value you provide.

### It's Time to Research

- ✓ Research comparable rooms in your area (within 3–5 miles) on Facebook Marketplace, Furnished Finder, or local rental groups.
- ✓ Compare what's included — furniture, Wi-Fi, parking, laundry, private bath, etc.
- ✓ Adjust for value: add 5–10 % if your room is larger, newly furnished, or in a prime location.
- ✓ Decide how to handle utilities: include them in rent for simplicity, or list separately if usage varies.
- ✓ Factor in your costs: cleaning supplies, maintenance, or platform fees if you advertise online.

 **Pro Tip:** Use a simple rule of thumb—divide your monthly mortgage (or rent) by the number of useable bedrooms to find a baseline. Then adjust up or down based on room size, location, condition, and amenities.

## Step 3 — Develop Your Criteria & Create House Rules

Before you start listing your room, take time to set clear standards. This helps you avoid awkward situations later and provides confidence your home is structured and well-managed.

### ✓ **Define your renter criteria:**

- Minimum income, ID verification and proof of employment
- Respect for cleanliness and shared spaces
- Agreement to quiet hours or visitor limits

### ✓ **Create your basic house rules:**

- Quiet hours are 10 PM–7 AM
- No overnight guests
- Each person cleans up after using common areas
- Shared chores rotate weekly

### ✓ **Display your rules visually:**

Print and post them on your near the kitchen or Entry way.

### 📖 **Want examples of how this looks in action?**

Check out my Instagram page (@OneRoomIncome) to see photos of the Welcome Wall I use in my own coliving rentals — a simple but powerful system for creating harmony at home.

If you'd like detailed templates and printable versions, you'll find them inside the ONE Room Income Workbook.

💡 **Pro Tip:** The clearer the expectations upfront, the fewer issues you'll have later!




## Step 4 — Write Your Listing to Stand Out

A great listing doesn't need to be long — it just needs to be clear, honest, and welcoming. Focus on what makes your space comfortable and convenient, and keep the tone friendly but professional.

### Draft Your Listing

- ✓ Lead with your best feature: e.g., “Bright, furnished room with private bath.”
- ✓ Include the essentials: rent amount, deposit, move-in date, and term length (month-to-month, six-month, etc.).
- ✓ Highlight amenities: Wi-Fi, laundry access, parking, kitchen privileges, or nearby public transport.
- ✓ Describe the atmosphere: quiet, respectful, drama-free, tidy...
- ✓ Mention house expectations briefly: no smoking, quiet hours, or shared cleaning responsibilities.
- ✓ End with a clear next step: “Message me to schedule a quick Discover call first before a tour or video walkthrough.”

 **Pro Tip:** Use short sentences and friendly language — people skim listings. Avoid the “landlord” tone or long paragraphs. Instead, write like you’re talking to someone you’d actually want to live with. You’ll attract a better tenan

## Step 5 — Develop a Smooth Move-in/Onboard Process

A clear, consistent move-in process protects both you and your tenant while setting the tone for a respectful, well-run home. Treat move-in like an orientation — establish clear expectations.

### ✓ Collect funds before move-in

Require the security deposit and first month's rent in full — and confirm both have cleared before move-in orientation.

### ✓ Schedule a structured move-in appointment

Block off at least up to 2 hours to walk your tenant through the property, review house systems, and expectations in person.

### ✓ Conduct a complete orientation tour

- Review House Rules and quiet hours
- Show how to use appliances and thermostat settings
- Clarify trash/recycling, laundry schedule, and parking guidelines
- Explain chore expectations and communication preferences

### ✓ Set firm boundaries upfront

- No outside furniture — rooms are already fully furnished
- No couples or overnight partners — single occupancy only
- Confirm guest policy and visitor limits (e.g. no more than 2x wk)

### ✓ Finalize move-in only after completion

Do not release keys or digital door codes until the walkthrough and review are finished to ensure agreement before move-in.



**Pro Tip:** Don't skip onboarding! Schedule a mutually agreed upon 2 hour time block that's not rushed.

## 🌟 You're Ready to Begin!

You've just learned the essential steps to turn your spare space into steady monthly income —starting with just ONE room.

By now, you understand how to:

- ✓ Prepare and furnish your space with confidence
- ✓ Set fair pricing and expectations
- ✓ Create clear house rules that prevent future issues
- ✓ Write a listing that attracts reliable tenants
- ✓ Deliver a professional, structured move-in process

You're already ahead of most beginners. But this is just the start.

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### 📖 Take the Next Step — **The ONE Room Income Workbook**

Ready to go from idea to implementation?

The ONE Room Income Workbook is your step-by-step blueprint for setting up a successful, well-managed coliving rental.

For **just \$27**, you'll get the Workbook (*instant download*), includes:

- ✦ The full ONE Room Income System (from setup to scale)
- ✦ The 5-Step Vetting Process to confidently select tenants
- ✦ Ad Templates and how to post ads across multiple platforms
- ✦ Editable House Rules, Communication Plans, and Checklists
- ✦ Pricing Guide + Furniture Budget Planner
- ✦ How to scale to multiple rooms and form an LLC

🎯 Your home can do more than hold memories — it can fund your next chapter. Visit **[www.oneroomincome.com](http://www.oneroomincome.com)** to grab your workbook and start building your rental income system today.





# ONE Room Income

*Simple Systems. Steady Returns.*

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Follow along for tips and visuals: @OneRoomIncome on Instagram



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