



DE CIR COURT ASSOCIATES
PARIS RENTAL

How to equip a furnished apartment ^{1/4}

In France, the definition of a furnished apartment is: Any housing «*equipped with a sufficient number and quality of furniture to allow the tenant to sleep there, to eat and to live appropriately in the light of the exigencies of the everyday life*».

In order to help Landlords of Furnished apartments to maximize their chances of renting their furnished accommodation, Paris Rental has prepared a detailed list to this effect.

THE KITCHEN AND THE BATHROOM ARE IMPORTANT ROOMS!

THE KITCHEN

Above all, the kitchen must be clean and functional. Built-in furniture makes it much easier to maintain: use a damp, soft sponge and the kitchen is impeccable!

Choose light colors and good lighting, especially underneath the kitchen cabinets, towards the counter tops.

Dishes or utensils must be new or like-new. For best convenience, buy white dishware; it's easier to replace chipped or broken pieces.

HOME APPLIANCES

Stove or hot plates
Microwave oven (if possible)
Extractor hood + replacement filters
Refrigerator with a freezing compartment*
Dishwasher
Washing machine (washing / drying, if possible), and Dryer
1 electric kettle
1 coffee maker, preferably Nespresso

* As an indication, a refrigerator must have a capacity of:

100 to 150 liters for one person,
200 to 250 liters for a couple,
250 to 300 liters for a home of three people
350 to 500 liters for four people.

CUTLERY SETS AND DINNERWARE

6 complete cutlery: forks, knives, tablespoons, teaspoons
6 flat plates
6 soup plates
6 dessert plates
2 serving dishes (1 round, 1 oval)
6 water glasses
6 wine glasses
4 bowls or mugs (breakfast)
6 tea cups + saucers
or 6 coffee cups + saucers
1 teapot
1 salad bowl with salad servers
1 tray
Tablecloths or placemats

COOKING POTS AND USTENSILS

1 series of pans + lids
1 casserole
2 pans
Oven dishes (Traditional and Microwave)
1 set of kitchen and carving knives
1 peeler
1 cutting board
1 strainer
Ladle, skimmer, spatula, whisk, grater, scissors,
bottle opener, corkscrew, can opener, funnel,
Salt and Pepper Shakers (empty)
1 trivet
6 towels
1 salad spinner
2 potholders



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How to equip a furnished apartment ^{2/4}

A FURNISHED ACCOMODOTATION RENTAL MUST INCLUDE THE MAINTENANCE EQUIPMENT ADAPTED TO THE HOUSEHOLD

HOUSEHOLD / MAINTENANCE

- | | |
|---------------------------------|--|
| 1 shovel and a broom | 1 vacuum cleaner without bag or, if with bag, leave bags for reference |
| 1 soft bristle broom | 1 ironing board |
| 1 bucket and / or 1 basin | 1 steam iron |
| 1 mop and bucket | 1 step ladder |
| 1 trash can + bags (right size) | 1 electric torch |
| Sponges | 1 extension cord |

HOME APPLIANCES

For ecological reasons or because taking a bath is time-consuming, today's bathrooms don't necessarily have bathtubs. However, a bathtub can be useful for families with children and much appreciated by foreign cultures for whom bathing is a ritual.

As for the shower, it should be large enough to be comfortable, with a wall-vertical bar and a hose of 1.50 m minimum.

- | | |
|--|---|
| Washbowl and good lighting with a mirror above. | 1 hair dryer (the catches are often different in other countries) |
| Storage cabinet or shelves. | 2 bath towels and 2 towels, minimum per person (many cultures do not use a washcloth) |
| Towel rack or wall-mounted radiator | 2 bath mats by bathroom |
| Soap dish | Anti-slip mat in the bathtub |
| Toothed glass | Peg |
| Small trash can | |
| Drying rack | |
| Squeegee shower cleaner (recommandation : Pulex) | |

TOILET

- Toilet paper dispenser
- Toilet broom
- Toilet paper



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How to equip a furnished apartment ^{3/4}

Feeling «at home» at first glance means finding all elements of comfort to which one is accustomed.
A sure guarantee for the owner to a successful rental!

ENTRANCE

Console
Coat rack or closet

Mirror
Umbrella holder

LIVING ROOM

A comfortable sofa-bed is a great investment, because it means an extra bed! For an expat tenant in Paris, renting a one-bedroom apartment with a sleeping couch in the living room means having an extra room for guests. An apartment offering this option rents very quickly.

In an apartment with several bedrooms, a nice comfortable sofa is sufficient.

Tip: Removable sofa-covers allow to clean the lining at each rental; otherwise, make sure to protect the fabric with plaids and lots of cushions.

Sofa (preferably sofa-bed)
Two comfortable chairs
Low table
Bookcase or shelves + some clean books
(Paris, guides, restaurants ...)
Curtains or window blinds

Carpet
Lighting (halogens, lamps, street lamps ...)
Television + furniture
Pictures
Desk + chair (when possible)

DINING ROOM

Buffet, storage unit
Table + chairs
Lighting (lamp, chandelier)

Carpet
Curtains or blinds
Sideboard

BEDROOMS (for each room)

Nightstands
Bedside lamps for reading
Wardrobe with hangers
Dresser, storage unit
Lighting
Blackout curtains (often required)

BEDS
Main bedroom
Queen size bed (160 cm preferably x 200 cm)
Guest room
2 single beds or double bed (150 cm x 200 cm)
Den: sofa, bed, table or desk and chair



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How to equip a furnished apartment ^{4/4}

BED LINEN (white cotton, new or like-new)

- For each bed:
- 2 fitted sheets
- 2 mattress underpads
- 2 pillows, pillowcases with protection cases
- Duvet + 2 sheets + 2 duvet cover
- 2 sets (duvet cover + 1 or 2 pillowcases according to small bed or big bed)

LINEN FOR SOFA BED

- 2 pillows
- mattress underpads
- 1 fitted sheet
- sheets and pillowcases

Tips:

Reputed experts in bedding recommend putting two mattress pads on top of one another for optimal mattress protection, rather than a plastic mattress pad that is uncomfortable and conducive to perspiration. Keeping your mattress clean is worth the purchase of two mattress pads per bed!

Same thing for the pillows, an extra pillow case helps to keep pillows clean.

Remember to make an inventory of these items as you go. And with each restocking, update your inventory! When entering the apartment...and leaving, the tenant will be aware of the state of the inventory that was entrusted to him/her. If anything is missing or ripped, the tenant is responsible and has to replace it.

HAVE AN EXCELLENT RENTAL!