FREE HOST RESOURCE · LEGACY VAULT AMERICA

The Short-Term Rental Furnishings Checklist

You furnished an entire property, and strangers live in it every week. When something is damaged or disappears, every claim, platform damage protection and insurance alike, pays on itemized, dated proof of what was there. This checklist builds that proof, unit by unit.

How to use it

1. **One checklist per unit.** Print one per property and label it.
2. **Document at setup** (or the next turnover): photograph each room wide, then each significant item; record brand, model, serial for electronics and appliances.
3. **Count the multiples.** Linens, towels, place settings, and small goods walk away one at a time; counts turn "some are missing" into a number.
4. **Keep receipts** attached to the record; platform claims routinely ask for them.
5. **Re-verify at turnovers** with the quick-check page, and store the record OFF the property.

Why hosts lose claims

Damage-protection programs and host policies both demand proof: what the item was, what it cost, and that it existed before the guest arrived. Claims fail on missing evidence far more often than on denied coverage.

Deadlines are short after checkout. A pre-built record turns a claim from a scramble into an attachment.

PROPERTY / UNIT NAME

ADDRESS

DOCUMENTED ON (DATE)

PHOTOS STORED AT

RECEIPTS STORED AT

For every significant item capture: photo · brand + model · serial (electronics, appliances) · purchase price / replacement cost · condition. For multiples, capture the COUNT.

Living Areas & Kitchen

ITEM	QTY	BRAND / SERIAL	VALUE	PHOTO
Living Room				
Sofa / sectional / sleeper				☐
Television(s) + mounts				☐
Streaming device / smart lock hub				☐
Coffee/end tables, media console				☐
Rugs, lamps, decor, art				☐
Games, books, guest binder				☐
Kitchen & Dining				
Refrigerator / range / microwave / dishwasher (serials)				☐
Coffee maker, kettle, toaster, blender				☐
Cookware + bakeware sets				☐
Dinnerware / glassware / utensils (COUNT sets)				☐
Dining table + chairs / stools				☐
Knife sets, small appliances, extras				☐

Serials on the big five: TVs, fridge, range, dishwasher, washer/dryer. Serial plates photographed once at setup save every future claim conversation.

Bedrooms, Baths, Laundry & Outdoor

ITEM	QTY	BRAND / SERIAL	VALUE	PHOTO
Bedrooms (repeat per room)				
Bed frame + mattress + headboard				☐
Nightstands, dresser, lamps, TV				☐
Linens per bed: sheets sets (COUNT), duvets, pillows				☐
Bathrooms				
Towel sets (COUNT), bath mats, hair dryer				☐
Mirrors, decor, storage				☐
Laundry & Utility				
Washer + dryer (serials)				☐
Vacuum, iron, cleaning equipment				☐
Outdoor / Amenities				
Patio set, grill, heaters, umbrella				☐
Hot tub / pool equipment, games				☐
Smart locks, cameras (exterior), thermostat				☐
Bikes, kayaks, beach/ski gear provided				☐

Guest-facing extras are the first things to wander: remotes, chargers, games, gear. Counts at setup + a turnover quick-check keep the record honest without re-documenting.

The Turnover Quick-Check

Five minutes between guests

1. **Walk with the record, not from memory:** big five appliances present + working, TVs and remotes, linen and towel counts, kitchen counts.
2. **Photograph anything off:** damage, stains, missing items, where it stood. Date-stamped photos are the claim.
3. **File fast.** Platform damage-protection windows are short after checkout; your pre-built record plus the turnover photos IS the submission.
4. **Log it:** date, guest stay, what changed, claim filed or not. Patterns across turnovers justify deposit and pricing decisions.

The coverage reality, in one breath

1. A standard homeowners policy generally does NOT cover business use of the home; hosting regularly needs host/short-term-rental coverage. Ask your agent, in writing.
2. Platform damage protection is not insurance: it is a claims program with proof requirements and deadlines. It pays on documentation, same as your policy.
3. Either way, the furnishings record decides the number. That is the part you control before anything happens.

Multiple units? One vault, one record per door.

Legacy Vault America documents each unit to the standard adjusters and claims teams work with: photos, serials, counts, and replacement values, organized per property and stored in a secure vault, ready to attach to any claim the day a guest checks out badly. Guided DIY anywhere in the country; full-service across Greater Las Vegas.

Get your custom quote: three priced options, no sales call

Web legacyvaultamerica.com **Call or text** 1-866-582-8580 **Email** hello@legacyvaultamerica.com

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