

Fitting out your property

A room-by-room guide to everything your property needs to host guests well. Linen and guest amenities are covered in their own section. See Linen & guest amenities below.

The quantity rule

For kitchen, dining and lounge items, the minimum is your property's sleep capacity: a sleeps-6 home needs at least 6 of everything. We recommend 8–10 of each regardless, to cover breakages, allow guest flexibility, and prevent shortfalls between cleans.

Amenities drive revenue

The more a property offers, the higher the nightly rate and occupancy we can achieve. The must-have items get the property listed; the optional items are where rates and reviews lift. Guests notice quality, and reviewers reward it.

Living room

FURNITURE & LAYOUT

- ☐ Sofa(s) — total seating to match sleep capacity
- ☐ Armchair(s) where space allows
- ☐ Coffee table
- ☐ Side tables (×1–2)
- ☐ Rug to anchor the seating area
- ☐ Bookshelf or media unit

ENTERTAINMENT

- ☐ Smart TV with free-to-air + streaming (Netflix, Disney+, Prime) **MUST-HAVE**
- ☐ TV remote(s)
- ☐ Board games, cards and a puzzle
- ☐ Small selection of books and magazines

LIGHTING

- ☐ Overhead lighting on a dimmer where possible
- ☐ Floor lamp
- ☐ Table lamps (×1–2)
- ☐ Warm-tone bulbs throughout — never cool white

SOFT FURNISHINGS

- ☐ Decorative cushions (4–6, mixed textures & tones)
- ☐ Throw blankets — at least one per sofa
- ☐ Cushions & throws coordinated with the palette

STYLING & DECOR

- ☐ Wall art — a statement piece plus smaller prints
- ☐ Mirror (decorative or functional)
- ☐ Vases with faux florals or greenery
- ☐ Coffee table books
- ☐ Ornaments & decorative objects (not cluttered)
- ☐ Tray for coffee table styling

Dining room

FURNITURE

- ☐ Dining table — seats min sleep capacity, ideally 8
- ☐ Dining chairs (matching the table)
- ☐ Sideboard or buffet where space allows

TABLEWARE & STYLING

- ☐ Placemats and/or table runner
- ☐ Salt & pepper grinders
- ☐ Sugar bowl
- ☐ Centrepiece — vase or decorative bowl
- ☐ Coasters

STYLING & DECOR

- ☐ Wall art for the dining area
- ☐ Pendant or statement light above the table
- ☐ Vase with faux florals or greenery
- ☐ Decorative bowl or tray on the sideboard

Bedrooms (per room)

BED & BEDDING

- ☐ Bed frame & quality mattress (drives reviews, don't cheap out)
- ☐ Duvet inners
- ☐ Mattress protector
- ☐ Pillows — 2 per sleeper
- ☐ Throw or bed runner at the foot of the bed
- ☐ Decorative cushions (3–5 to dress the bed)

STORAGE & FURNITURE

- ☐ Bedside tables — one per sleeping side
- ☐ Chest of drawers or shelving
- ☐ Wardrobe or hanging rail
- ☐ Luggage rack or clear floor space for suitcases
- ☐ Coat hangers — 10+, matching, no wire hangers

LIGHTING & COMFORT

- ☐ Bedside lamps with reachable switches
- ☐ Blackout curtains or blinds
- ☐ Power points or USB charging beside each bed
- ☐ Full-length mirror (at least one per property)
- ☐ Heater (panel or heat pump, per Healthy Homes)

ENTERTAINMENT

- ☐ Smart TV in the primary bedroom — recommended

STYLING & DECOR

- ☐ Artwork above the bed or on a feature wall
- ☐ Rug beside the bed
- ☐ Vase or small ornament on the dresser/bedside

Kitchen & kitchenware

COOKWARE

- ☐ Frypan (small & large)
- ☐ Saucepans (small, medium, large w/ lids)
- ☐ Stockpot or large pot
- ☐ Roasting dish
- ☐ Baking tray (x2)
- ☐ Cake or loaf tin
- ☐ Casserole dish (oven-safe)

CROCKERY, CUTLERY & GLASSWARE (APPLY THE QUANTITY RULE)

- ☐ Dinner plates
- ☐ Side / bread plates
- ☐ Bowls (cereal / pasta)
- ☐ Mugs
- ☐ Wine glasses
- ☐ Tumblers / water glasses
- ☐ Champagne flutes
- ☐ Knives, forks, spoons, teaspoons
- ☐ Steak knives
- ☐ Serving platters & bowls
- ☐ Sharp knife set with block

UTENSILS & PREP

- ☐ Chopping boards (x2 min)
- ☐ Mixing bowls (set of 3)
- ☐ Colander
- ☐ Measuring cups & spoons
- ☐ Can opener, bottle opener, corkscrew
- ☐ Tongs, spatulas, ladle, slotted spoon
- ☐ Whisk
- ☐ Box grater
- ☐ Vegetable peeler
- ☐ Kitchen scissors
- ☐ Salad servers
- ☐ Pizza cutter
- ☐ Oven mitts / pot holders

APPLIANCES

- ☐ Nespresso (or equivalent pod) coffee machine
MUST-HAVE
- ☐ French press as a backup
- ☐ Kettle
- ☐ Toaster (4-slice preferred)
- ☐ Microwave
- ☐ Dishwasher
- ☐ Fridge / freezer
- ☐ Oven & cooktop

STORAGE & WASTE

- ☐ Storage containers / Tupperware set
- ☐ Pantry storage jars (presents well)
- ☐ Kitchen bin with lid
- ☐ Recycling bin
- ☐ Dish rack

STYLING & DECOR

- ☐ Fruit bowl on the bench
- ☐ Tea / coffee canister set
- ☐ Wall art or framed print

Outdoor areas (where applicable)

FURNITURE

- ☐ Outdoor table & chairs — seating to match capacity
- ☐ Outdoor umbrella or shade sail
- ☐ Sun loungers if space allows

BBQ (WHERE APPLICABLE)

- ☐ BBQ — gas only; we don't recommend wood or charcoal BBQs
- ☐ Gas bottle plus a spare
- ☐ BBQ utensils & cleaning brush
- ☐ BBQ cleaning wipes
- ☐ BBQ cover
- ☐ Positioned somewhere safe and out of the weather

SOFT FURNISHINGS

- ☐ Outdoor cushions (UV-resistant, storable)

STYLING & DECOR

- ☐ Outdoor lighting — string lights, lanterns, solar path
- ☐ Outdoor placemats
- ☐ Doormat (front & back)

Bathrooms

- ☐ Toilet brush & holder
- ☐ Small bin with lid
- ☐ Mirror (well-lit)
- ☐ Toothbrush holder or tray
- ☐ Hair dryer (one per bathroom or easily accessible)
- ☐ Shower caddy (if no built-in shelving)
- ☐ Hooks for towels & robes
- ☐ Decor — small vase or framed print

Laundry

- ☐ Washing machine
- ☐ Clothes dryer (highly recommended)
- ☐ Iron
- ☐ Ironing board
- ☐ Clothes airer / drying rack
- ☐ Pegs & peg basket
- ☐ Laundry basket or hamper
- ☐ Cupboard space for cleaning supplies

Internet & technology

INTERNET

- ☐ High-speed fibre WiFi — min 100 Mbps, unlimited data **MUST-HAVE**
- ☐ Router positioned for full coverage; mesh for larger homes
- ☐ 4G / 5G cellular connections are not permitted; these must be upgraded to fibre or Starlink before the launch date
- ☐ Starlink for remote areas without fibre

OTHER TECH

- ☐ Smart lock or lockbox for keyless entry
- ☐ Power boards / USB charging in living areas & bedrooms

Safety & compliance

- ☐ Smoke alarms — long-life photoelectric, near every bedroom & on every level (NZ requirement)

MUST-HAVE

- ☐ Fire blanket or fire extinguisher — recommended for the kitchen

Cleaning equipment (kept on site)

- ☐ Vacuum cleaner (cordless preferred for two-storey)
- ☐ Mop & bucket
- ☐ Broom & dustpan

- ☐ Toilet brushes (one per bathroom)
- ☐ Cleaning supplies cupboard with shelving

Linen, towels & consumables

How linen and guest amenities are handled depends on where your property is.

Auckland region

Linen, towels and guest amenities are supplied and laundered by our commercial cleaning partner as part of every turnover. There is nothing on this page for you to buy: beds are made with commercial-quality linen, and amenities are restocked between every stay.

Outside Auckland

The property carries its own linen and amenity stock, which our local cleaning team launders and restocks between stays. You don't need to source any of it yourself. Rest Easy orders everything below on your behalf from our commercial supply company, so the property is stocked with the same hotel-grade linen we use across our portfolio.

The linen rule: four sets of everything. One set in the house, plus three spares in rotation.

LINEN (PER BED)

- | | |
|--|---|
| ☐ Fitted sheets — 4 per bed | ☐ Pillowcases — 4 per pillow |
| ☐ Flat sheets — 4 per bed | ☐ Pillow protectors — 4 per pillow |
| ☐ Duvet covers — 4 per bed | ☐ Spare blankets — 1 per bed |

TOWELLING (PER GUEST / PER BATHROOM)

- | | |
|---|---|
| ☐ Bath towels — 4 per guest | ☐ Bath mats — 4 per bathroom |
| ☐ Hand towels — 4 per bathroom | ☐ Tea towels — 4 per kitchen |
| ☐ Face cloths — 4 per guest | ☐ Beach / pool towels where relevant |

GUEST AMENITIES & CONSUMABLES

- | | |
|---|---|
| ☐ Shampoo, conditioner & body wash | ☐ Bin liners |
| ☐ Hand soap (each basin) | ☐ Laundry powder |
| ☐ Toilet paper & tissues | ☐ Tea, coffee & sugar |
| ☐ Dish liquid & dishwasher tablets | ☐ Salt, pepper & cooking oil starter |
| ☐ Sponges & cleaning cloths | |

Final quantities are confirmed at onboarding based on your property's sleep capacity and bathroom count.

Where rates and reviews lift

Each item below adds appeal and lifts achievable nightly rate. Choose based on your property type, location and target guest.

LIFESTYLE & OUTDOOR

- | | |
|--|--|
| ☐ Patio heater | ☐ Kayaks, stand-up paddle boards, surfboards, boogie boards, snorkel sets |
| ☐ Fire pit & seating | ☐ Tennis or pickleball gear |
| ☐ Outdoor games (cornhole, pétanque, giant Jenga, quoits) | ☐ Drying area for skis |
| ☐ Beach gear — chairs, umbrella, sand toys | ☐ Cooler / chilly bin |
| ☐ Bikes (adult and/or kids) | ☐ Picnic rug |
| ☐ Kids' scooters | ☐ EV charger |

POOL & SPA (WHERE APPLICABLE)

- | | |
|---|--|
| ☐ Spa pool | ☐ Pool toys & floats |
| ☐ Pool / spa equipment, chemicals, test kit | ☐ Pool / spa towels (separate from guest bathroom towels) |
| ☐ Pool fencing / barriers compliant with NZ requirements | ☐ Plastic plates, cups & glasses for the pool area |

FAMILY-FRIENDLY

- | | |
|--|---|
| ☐ Highchair | ☐ Kids' crockery & cutlery set |
| ☐ Travel cot / portacot with mattress | ☐ Kids' books & toys |
| ☐ Baby bath | ☐ Children's DVDs or streaming setup |
| ☐ Stair gates | ☐ Outdoor toys |

PET-FRIENDLY

- | | |
|---|---|
| ☐ Pet bowls (food & water) | ☐ Lead hooks at entry |
| ☐ Pet bed | ☐ Outdoor area secured |
| ☐ Towels for muddy paws (separate from guest towels) | |

FUNCTIONAL EXTRAS

- | | |
|--|---|
| ☐ Garage remote or parking instructions | ☐ Umbrellas (rainy weather) |
| ☐ Tool kit (basic: screwdriver, hammer, hex keys) | ☐ Storage for guest luggage on departure day |
| ☐ Step ladder | ☐ Spare lightbulbs |
| ☐ Torch in laundry / kitchen drawer | |

Recommended quantity: quick reference

SLEEP CAPACITY	MANDATORY MINIMUM	REST EASY RECOMMENDATION
Sleeps 2	2 of each	6
Sleeps 4	4 of each	8
Sleeps 6	6 of each	8–10
Sleeps 8	8 of each	10–12
Sleeps 10+	Match capacity	Capacity + 2

MUST-HAVE required to list the property. Everything else lifts quality, rates and reviews.

Need a hand?

Want help with the setup, or want us to handle it for you? Just ask. Email homes@resteasy.co.nz any time. We're here to make this easy.

The next move is yours.

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Rest Easy