

## How to Set up a Model Apartment

*Note: Budget must be approved by your RPL*

- *If you are a HUD community, you can set up a mini-model so long as that unit can be leased at any time. A potential resident has every right to select your mini-model apartment as the one they would like. If that happens, simply move the model items to the next available unit.*
- *If you are a tax-credit community, you can have a model unit designated or held for the model up until it is the last unit to lease.*

## Here are some tips, tricks and ideas of how to make the biggest impact in your space!

You can focus on one room or put a little bit in every room.

- 1.) Go simple (and inexpensive)
  - Hand towels and rugs in the bathroom and kitchen areas
- 2.) Make it a gift
  - Add an inexpensive bucket of cleaning supplies like wipes, multi-purpose spray, paper towels, bathroom cleaner, and more to leave as a welcoming gift
- 3.) Find the deals
  - Go thrift shopping and find a good deal on a couple of chairs or couch
  - Find an inexpensive air mattress, a bedding set, and a few lamps to set up a bedroom
- 4.) Get creative
  - Pull extra furniture from around the property in to the model

*Check out how Buchanan Manor created a mini-model to showcase this unit that was derived from thrift store finds.*

