



## Checklist: Unattended Death in Your Rental Property

---

- Step 1:** Gather valid emergency contact information from potential renters during the application process.
- Step 2:** Verify the emergency contact information provided.
- Step 3:** Store emergency contact information in a safe place.
- Step 4:** Require renters to update emergency contact information when renewing leases.
- Step 5:** Proactively investigate death scene cleaning companies.
- Step 6:** Create a list of funeral homes and crematories in case you need body removal services.
- Step 7:** Review your landlord dwelling policy to make sure it is sufficient for unattended death situations.
- Step 8:** If a deceased person is found in one of your rental properties, contact the police immediately. Do not touch items.
- Step 9:** Once you have permission from the police, arrange to have the body removed.
- Step 10:** Secure the premises.
- Step 11:** Reassure other tenants, especially if this death occurred in a multi-tenant dwelling.
- Step 12:** Contact your insurance company to find out what costs can be covered.
- Step 13:** Only allow people listed on the former tenant's emergency contact list to remove possessions.
- Step 14:** Document who enters the premises throughout this process and list what takes place.
- Step 15:** Realize that, if you can't connect with emergency contacts, you will need to go to court to dispense of belongings on the premise.
- Step 16:** Get legal possession of the rental property again.
- Step 17:** Hire a professional unattended death cleaning company.
- Step 18:** Get the premises ready to rent again.
- Step 19:** Find out if you need to disclose the death to potential new renters.
- Step 20:** Review what happened to see if you can make anything easier if this situation arises again