

RENT-READY PROPERTY STANDARDS

A checklist for preparing your rental property



Great Properties Attract Great Tenants. Having your home well prepared helps ensure you get the best quality tenant in the fastest time possible. Below is a checklist of standards to prepare your rental property, along with some recommendations to help guide you along the way. Our team is always happy to assist you with anything you may need in preparing your home.

General

- ☐ **All Mechanical Components are Working as Designed.**
HVAC, plumbing, electrical, appliances, irrigation, water filtration systems, etc.
- ☐ **HVAC in Good Operating Condition with New Filters Installed.**
- ☐ **All Lighting Fixtures Have Working Light Bulbs.**
Bulbs should match if visible.
- ☐ **All Painted Surfaces are in Good Condition.**
Touch-up paint that is poorly matched or has the wrong sheen should be repainted.
- ☐ **All Personal Property Has Been Removed.**
Furniture, electronics, cleaning supplies, kitchen or bathroom items, tools, etc.
- ☐ **Free of Pests and Rodents**

Keys, Locks and Remotes

- ☐ **All Locks Rekeyed Between Occupants with Matching Keys.**
Our team will schedule rekeying before tenant occupancy.
- ☐ **Mailbox Keys, Pool Keys, and Access Cards Accounted For.**
Mailbox keys should be marked with the box number and cluster number.
- ☐ **Remotes for Overhead Garage Doors are Working Properly.**
One remote per garage bay is recommended.

Utilities

- ☐ **Electricity and Water Service on During Vacancy.**
Utility service allows irrigation systems to run properly, toilets to flush, and for lights to work for photos and showings.

*Thermostats are set to **85 degrees** in summer and **65 degrees** in winter.*

Cleaning

- ☐ **Professional Level Cleaned, to Include but Not Limited to:**
 - ☐ **Appliances** *Cleaned inside, outside, underneath, and behind.*
 - ☐ **Cabinets and Drawers** *Wiped clean inside and above cabinets.*
 - ☐ **Floors** *Hard surface floors swept and mopped.*
 - ☐ **Sinks and Tubs** *Wiped clean and free of marks or soap residue.*
 - ☐ **Light Fixtures** *Wiped clean and free of dust or debris.*
 - ☐ **Switches and Outlets** *Wiped clean and free of marks.*
 - ☐ **Baseboards** *Wiped clean and free to excessive marks*
 - ☐ **Fireplace** *Free of soot and debris.*
- ☐ **Carpet Professionally Cleaned and in Good Condition**
No fraying or overly worn areas.

Doors and Windows

- ☐ **Doors Open, Close, and Lock Smoothly.**
No double cylinder locks to allow for egress
- ☐ **Doorstops Installed for All Doors.**
- ☐ **All Windows Open, Close, and Lock Properly.**
Free of cracks, security bars have quick release mechanism to allow for egress
- ☐ **All Windows have Working Blinds.**
Faux wood blinds recommended, no draperies.
- ☐ **Sliding Doors have Blinds and/or Curtain Rods.**
No draperies
- ☐ **Windows have Screens and are Free of Tears.**

Kitchen and Bathroom

- ☐ **Appliances are Clean and in Good Operating Condition.**
- ☐ **Plumbing Fixtures and Valves are Free of Leaks.**
- ☐ **Sinks and Tubs Drain Quickly Without Backup.**
- ☐ **Caulking in Good Condition and Free of any Mildew.**
- ☐ **Towel Rack and Toilet Paper Holder Installed in Bathrooms.**

Safety Equipment

- ☐ **Smoke Detectors on Each Floor and in Each Bedroom.**
Working properly, less than 10 years old and new batteries recommended

- ☐ **Carbon Monoxide Detectors, if Installed, are in Working Order.**
No plug-ins.
- ☐ **Hand Railings are Secure.**

Garage

- ☐ **Garage Floor is Swept and Free of Oil.**
- ☐ **No Personal Property Stored.**
No tools, ladders, yard maintenance equipment, personal items, etc.

Pool

- ☐ **All Pool Equipment in Good Operating Condition.**
Pumps, filters, auto-fillers, etc.
- ☐ **Pool Safety Equipment in Good Operating Condition.**
Self-closing doors, gates, latches, etc.
- ☐ **Pool Water is in Clean, Clear, and Usable Condition.**

Exterior

- ☐ **Trees, Bushes, and Grass are Trimmed and Free of Weeds.**
- ☐ **Landscape Irrigation Systems are Working and Free of Leaks.**
- ☐ **No Exterior Debris or Personal Property Stored.**
- ☐ **All Trash and Recycling Bins Empty and Stored.**
- ☐ **Exterior Paint in Good Condition**

Our team is here to help! We can make recommendations and arrange quotes from independent vendors if needed. We're at your service!