

The following are our property standards. In order for us to rent your property quickly to a resident that is well qualified and wants to make this property home. Please keep in mind these are only the minimum requirements in order to make your property habitable and marketable. We understand that, as a property owner, it is important to be financially responsible and as professional property managers, we understand that by providing a clean property to tenants, we increase the potential for them to become long-term residents. Long-term residents will naturally decrease your overhead as a property owner.

We reserve the right to suspend marketing efforts or cancel a lease agreement if these minimum requirements are not met. Please review our property standards for a complete list of our recommendations for rental property condition.

Exterior

Clean-up

- All trash and personal items should be removed from yard, garage, and common areas for multi-family properties.

Landscaping/Lawn Condition

- Lawn should be mowed, maintained and in healthy condition.
- Flowerbeds and gardens should not be over grown with weeds.
- Trees and shrubs should be maintained to prevent future damage.

Fencing, Gates, Decking, Patios and Rails

- Fencing and gates should be safe and secure without danger of falling over.
- Wooden decks should be solid and be free of rot. Walking surface should be safe with no large gaps, tripping hazards, failing boards, or hardware extended.
- Railings should be secure and be able to support the weight of residents.

Doors and Windows

- Windows should lock and function properly (open and close).
- Window wells should be free of garbage.
- Exterior doors should be proper exterior doors and not interior doors.
- Exterior doors must lock and functions properly.
- Sliding glass door should function properly. Glide with ease and lock properly.

Lighting and Electrical

- No exposed wiring, electrical boxes, or other inadequate electrical which could be a liability and safety issue.
- All exterior electrical should function properly.

Interior

Clean-up

- Home should be cleaned according to the Real Property Management cleaning checklist.

- Home must be free of garbage and personal items.
- Carpets must be professionally cleaned with a truck-mount cleaning system. Real Property Management shall be provided with a copy of receipt if scheduled by the resident.

HVAC (Heating and Cooling Systems)

- Heating and Cooling Systems must function properly.
- Any form of air conditioning that is at the property must be in working order.

Paint and Walls

- Walls must be free of all nail holes.
- Paint and wallpaper must be clean and in good condition. Flooring
- Flooring must be present and in good condition without visible tack strip or other rips/tears that may be or come a safety hazards.

Lighting and Electrical

- Light Switches and outlets should be in good working order.
- All light switches and electrical outlets are required to have a proper cover; without cracks or broken covers.
- Light fixtures must be working and have working bulbs.
- Each living area must have a smoke alarm, exception of bathrooms, kitchen, and laundry room. Each floor must have a CO detector.
- No exposed wiring, electrical boxes, or other improper electrical that could be or become fire hazard.

Interior Doors

- Interior doors are clean, no cracks or holes, and should open and close easily.
- Closet doors need to be on track and function properly.
- No exterior locking doorknobs on interior doors (interior locking bathroom or bedroom doorknobs are acceptable).
- Bathroom doors should have appropriate locking doorknobs (no exterior keyed knobs).

Plumbing

- Home must have functional hot and cold water throughout.
- Sewer or septic system must function properly.
- All plumbing fixtures should work with no drips or leaks.
- Plumbing drainage should not be leaking or clogged.
- Toilet should be clean and in working, not running or leaking.

Hand Railings

- Hand Railings should be present and secure where required by code.

Appliances

- All appliances should be clean and in working order. If any amenity or appliance is not functioning properly before the property is advertised it must be functioning prior to tenant move-in at the expense of the owner.