

## Rent-Ready Standards

These items must be completed before a property can be marketed or rented:

### Cleanliness & Presentation

- Property is professionally cleaned and free of trash or debris, inside and out
- Carpet professionally cleaned and looking fresh
- Caulking in kitchen and bathrooms is clean and free of mildew
- Painted surfaces must be fresh—no mismatched touch-ups, full repaint corner-to-corner
- All bedroom windows must have mini or vertical blinds
- No personal items left behind—this includes decor, toiletries, furniture, tools, etc.
- Garage floor swept clean
- Yard and exterior areas free of debris
- Lawn cut and landscaping freshened

### Systems & Safety

- Carbon monoxide detectors wall-mounted, within 15 feet of each bedroom
- Smoke detectors: one on each floor and in every bedroom
- HVAC system is fully functional with a new filter installed
- Appliances and all mechanical systems must be operating as designed
- Windows must open, close, and lock with screens in good condition
- Sliding door must have vertical blinds
- All light bulbs working
- Doors must open/close smoothly and all locks function properly
- All mechanical components (HVAC, plumbing, electrical, appliances, etc.) must work properly
- Safety railings secure
- Wood-burning fireplaces, if operational, must be clean and have screen or glass doors; if non-operational, must be sealed with an attractive finish

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## Highly Recommended

- All windows (except basement) should have **mini or vertical blinds**
- Avoid draperies—**blinds preferred**
- All windows should have **intact screens**