



1312 Market St., Springfield, OR 97477

[www.nextgenpm.net](http://www.nextgenpm.net)

541-285-7384

## RENT-READY REQUIREMENTS

### **Exterior**

**Landscaping:** Fresh, clean, mowed, free of weeds/ blackberry bushes & trimmed shrubs

**Paint:** Fresh & clean, no peeling paint.

**Garage:** Broom swept with no debris or personal property.

**Other:** All window wells must have covers.  
No lawn equipment, tools, or personal property left behind.

### **Interior**

**Appliances / Mechanical:** All appliances and mechanical components must be fully functioning and working as designed.

**Carbon Monoxide/ Smoke Detectors:** Units must be installed with batteries and up to date. Units must be installed where required by law.

**Carpet:** Professional cleaned. No stains, no odor.

**Cleanliness:** *Hotel-room clean.* Kitchen and bathroom appliances and fixtures should shine. The importance of cleanliness cannot be overstated.

**Doors / Locks:** All exterior doors must have working locks. All exterior doors must be rekeyed between tenancies. If interior doors have keys we need copies or all keys need to be keyed to match. All interior doors should have doorstops installed.



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**Kitchen / Bathrooms:** Fresh caulking and free of mildew. Any ventilation fans need to be working.

**Lights:** Each fixture must have working and matching light bulbs.

**Paint:** Fresh & clean, no scuffs or mismatched touch-ups

**Personal Property:** No personal property left behind. This includes furniture, toiletries, shower curtains, pictures. No owner-lock off Areas.

**Unfinished Basements:** Broom swept with no debris or personal Property.

**Windows:** All windows must have working locks. All windows that open must have screens. All windows must have blinds/ coverings.

**Safety:** Resident safety is essential. All exterior doors and windows must have functioning locks. The property must be re-keyed between tenants.

**Pricing:** Given the current supply and demand dynamics of the Oregon rental market, properties should be appropriately aggressive in pricing and may include move-in incentives.

**Ensuring your property is fully rent-ready will help to attract and retain high quality renters.**

This list is not meant to address each and every make-ready item. Rather it is a minimum standard overview to ensure legal habitability standards are met as well as internal Next Generation Property Management standards.