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LETS GET YOUR PROPERTY PREPARED

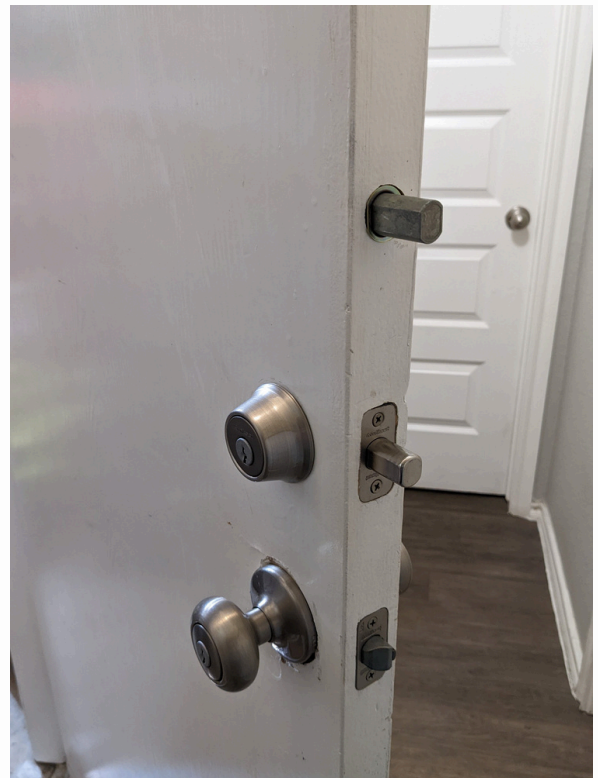
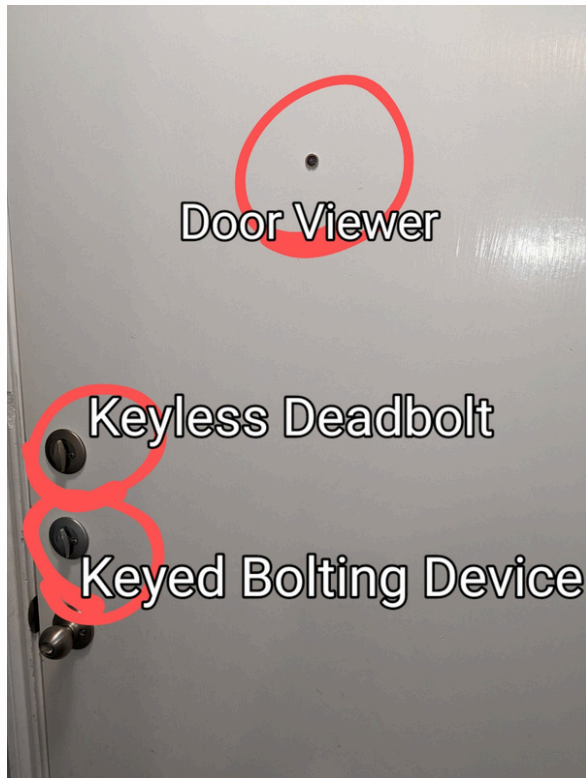
TEXAS PROPERTY CODE 92.151 REGARDING SECURITY DEVICES & SMOKE DETECTORS

THE TEXAS PROPERTY CODE REQUIRES RENTAL PROPERTY TO BE EQUIPPED WITH CERTAIN TYPES OF LOCKS AND SECURITY DEVICES, INCLUDING (WITH SOME EXCEPTIONS):

1. WINDOW LATCHES ON EACH WINDOW
2. A KEYED DOORKNOB LOCK AND KEYED DEADBOLT LOCK ON EACH EXTERIOR DOOR
3. A SLIDING DOOR PIN LOCK ON EACH EXTERIOR SLIDING GLASS DOOR
4. A SLIDING DOOR HANDLE LATCH OR A SLIDING DOOR SECURITY BAR ON EACH EXTERIOR SLIDING GLASS DOOR
5. A DOOR VIEWER (COMMONLY KNOWN AS A "PEEP HOLE") ON EACH EXTERIOR DOOR (INTERESTINGLY THE CODE INCLUDES "THE DOOR LEADING TO AN ATTACHED GARAGE")
6. A KEYLESS BOLTING DEVICE (COMMONLY KNOWN AS A "KEYLESS DEAD BOLT") ON EACH EXTERIOR DOOR (INCLUDING THE DOOR LEADING TO AN ATTACHED GARAGE) THAT CAN BE OPERABLE ONLY BY A KNOB OR LEVER FROM THE DOOR'S INTERIOR AND NOT IN ANY MANNER FROM THE DOOR'S EXTERIOR.

THE TEXAS PROPERTY CODE ALSO REQUIRES SMOKE ALARMS IN CERTAIN LOCATIONS. IT STATES:

A LANDLORD SHALL INSTALL AT LEAST ONE SMOKE ALARM IN EACH SEPARATE BEDROOM IN A DWELLING UNIT. IN ADDITION: (1) IF THE DWELLING UNIT IS DESIGNED TO USE A SINGLE ROOM FOR DINING, LIVING, AND SLEEPING, THE SMOKE ALARM MUST BE LOCATED INSIDE THE ROOM (2) IF MULTIPLE BEDROOMS ARE SERVED BY THE SAME CORRIDOR, AT LEAST ONE SMOKE ALARM MUST BE INSTALLED IN THE CORRIDOR IN THE IMMEDIATE VICINITY OF THE BEDROOMS (3) IF THE DWELLING UNIT HAS MULTIPLE LEVELS, AT LEAST ONE SMOKE ALARM MUST BE LOCATED ON EACH LEVEL



**BEYOND TEXAS PROPERTY CODE REQUIREMENTS, MIDCITI REALTY PM MAKE-READY
BASELINE REQUIREMENTS INCLUDES THE FOLLOWING:**

1. PROFESSIONALLY CLEANED AND FREE OF ALL DEBRIS/TRASH INSIDE AND OUTSIDE
2. WINDOW LOCKS AND WINDOW BLINDS (FULLY OPERABLE)
3. NO BROKEN WINDOW PANES
4. ELECTRICAL OUTLETS/BREAKERS/FIXTURES/SWITCHES ALL WORKING PROPERLY
5. PLUMBING FIXTURES/SHUTOFFS ALL WORKING PROPERLY
6. HVAC AND FURNACE SERVICED AND FULLY OPERABLE
7. PAINT AND SHEETROCK IN GOOD CONDITION - HOLES AND STAINS WILL BE PATCHED AND PAINTED WHERE NECESSARY.
8. CEILINGS FREE OF WATER STAINS/CRACKS/OTHER PROBLEMS
9. CERAMIC TILE IN GOOD CONDITION WITH CLEAN GROUT AND CAULK - NO CRACKED OR MISSING TILES
10. CABINET DOORS AND DRAWERS ALL OPERABLE WITH FUNCTIONAL HARDWARE
11. TOWEL BARS, RINGS AND PAPER HOLDERS SECURED PROPERLY
12. EXTERIOR SIDING, EXTERIOR DOORS AND PAINT IN GOOD CONDITION - HOLES/ROTTED WOOD/GAPS ALL SEALED, REPAIRED AND PAINTED
13. YARD IN MAINTAINABLE CONDITION AND TREES/SHRUBS TRIMMED OFF ROOF AND AWAY FROM PROPERTY.
14. DEAD LIMBS REMOVED
15. CARPET/VINYL/WOOD - ALL PROFESSIONALLY CLEANED AND IN GOOD CONDITION. IF EXTREMELY WORN, WILL BE REPLACED

***IF YOU WOULD LIKE US TO HANDLE ANY OF THESE REQUIREMENTS WE
ARE HAPPY TO DO SO, JUST LET US KNOW.**