

The following are minimum standards that must be met in order for us to rent your property to a tenant. Please keep in mind these are only minimum requirements in order to make your property habitable. We understand that as a rental property owner it is important to be fiscally responsible. As a professional property management company we also understand that by providing a clean, quality property to tenants we increase their satisfaction level and the potential for them to become long term residents. Long term residency of tenants can dramatically decrease your expenses as a rental property owner.

We reserve the right to postpone advertising 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**

### **Cleanup**

1. All trash, debris, personal items must be removed from yard, sheds, garage, and common areas (multi-unit).

### **Landscaping**

1. Lawn should be mowed and in healthy condition.
2. Flower beds and gardens should not have excessive weeds.
3. Trees and shrubs should be maintained and not overgrown.
4. Potted plants, flower boxes, and garden boxes should be removed from the property.

### **Gates, Fencing, Decks and Railings**

1. Fencing and gates should be safe and secure without danger of falling over.
2. Wooden Decks should be solid and have no wood rot. Walking surface should be safe with no large gaps, tripping hazards, failing wood, or nails/screws protruding.
3. Railings should be secure and be able to support the weight of an adult.

### **Windows and Doors**

1. Windows should lock and function properly (open and close).
2. Window Wells should be free of debris and garbage
3. Doors should be proper exterior doors (no hollow core).
4. Exterior doors must lock and functions properly.
5. Sliding glass door should function properly. Glide with ease and lock properly.

### **Lighting and Electrical**

1. No exposed wiring, junction boxes, or other improper electrical which could be a liability.
2. All exterior electrical should function properly (lights, outlets, etc.).

## **Interior**

### **Cleanup**

1. Unit must be cleaned according to Keyrenter's vendor cleaning checklist.
2. Unit must be free of garbage, debris, and personal items.
3. Carpets must be professionally cleaned with a truck-mount cleaning system. Keyrenter must have a copy of receipt if property owner scheduled cleaning themselves.

### **HVAC (Heating and Cooling Systems)**

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

### **Paint and Walls**

3. Walls must be free of nail holes.
4. Paint and wallpaper must be clean and in good condition.

### **Lighting and Electrical**

1. Light Switches and Electrical Outlets should be in good working order and not broken.
2. All light switches and electrical outlets are required to have a proper cover (no cracked or broken covers).
3. Light fixtures must be working and have working light bulbs.
4. Each living area must have a smoke alarm (with exception of Bathrooms, Kitchen, and Laundry room). Each floor must have a CO detector.
5. No exposed wiring, junction boxes, or other improper electrical which could be a fire hazard.

### **Interior Doors**

1. Interior Doors should be clean with no cracks or holes and should open and close easily.
2. Closet doors need to be on their track and function properly.
3. No exterior locking door knobs on interior doors (interior locking bathroom or bedroom door knobs are acceptable).
4. Bathroom doors should have appropriate locking doorknobs (no exterior keyed knobs).

### **Plumbing**

1. Unit must have functional hot and cold water.
2. Sewer or Septic System must function properly.
3. All plumbing fixtures should work properly with no drips or leaks.
4. Plumbing drainage should not be leaking or clogged.
5. Toilet should be clean and in working order. Toilet should not run or leak.

### **Hand Railings**

1. Hand Railings should be secure.

### **Appliances**

1. All appliances should be clean and in working order.