

Minimum Property Standards for Rental and Management Eligibility

To ensure quality housing for tenants and reduce liability for all parties, the following **minimum property condition standards** must be met prior to leasing or management services being initiated:

1. Interior Condition

- **Walls and Ceilings:** Free of major damage, holes, stains, or sagging. Minor cosmetic wear is acceptable, but **no exposed drywall, unpainted repairs, or active leaks.**
- **Paint:** Must be in good, clean condition. No writing, patchy touch-ups, or clashing colors. Repainting may be required if walls are inconsistent or unprofessional in appearance.
- **Floors:** Must be clean, safe, and free of large stains, damage, or tripping hazards. No exposed subflooring or excessive wear.
- **Doors and Locks:** All interior and exterior doors must close and latch properly. Deadbolts must be installed on exterior doors.
- **Windows:** All windows must open, close, and lock properly. No broken panes or cracked glass.
- **Window Coverings:** Each window must have **functioning blinds** in good condition. **No missing, broken, or heavily damaged slats.**

2. Appliances and Utilities

- **Refrigerator:** Must be provided, clean, and fully functional.
- **Stove/Oven:** Must be clean and in working condition, with all burners and heating elements operational.
- **HVAC System:** Heating and cooling systems must be operational, safe, and properly maintained.
- **Hot Water Heater:** Must be in good working order and provide consistent hot water.
- **Electrical:** All outlets, switches, and light fixtures must be operational. No exposed wiring. GFCIs must be installed where required by code.
- **Plumbing:** All faucets, drains, toilets, and showers must be in good working condition. No visible leaks, clogs, or signs of water damage.
- **Smoke and Carbon Monoxide Detectors:** Must be installed and functional as required by state or local code.

3. Exterior Condition

- **Roof:** No active leaks or large areas of missing shingles. Gutters (if applicable) must be attached and draining properly.
- **Fencing:** Must be **secure and in good repair**, with no significant gaps, or leaning sections.
- **Lawn/Yard:** Must be clean and maintained. No excessive debris, junk, large objects, or overgrowth. No playsets or trampolines.

- **Exterior Paint/Siding:** Must be free of significant peeling, rotting, or damage. Overall condition should present a clean and well-kept appearance.
- **Mailboxes, House Numbers, and Lights:** Must be visible and in good condition.

4. Cleanliness and Safety

- **Clean and Move-In Ready:** Property must be professionally cleaned prior to Showings and tenant move-in, including appliances, floors, bathrooms, and windows.
- **Pest-Free:** No signs of current infestations (e.g., rodents, bedbugs, fleas, cockroaches, termites). Pest control must be performed if any activity is noted.
- **No Mold or Mildew:** Property must be free of visible mold. Any evidence of water damage must be fully repaired before management begins. Any previous mold remediation work needs to be disclosed to Manager, and proof of full work completed provided for record keeping.
- **Trip and Safety Hazards:** Property must not contain any hazards such as exposed nails, loose floorboards, or unstable stairs.

Properties **not meeting these standards** may be subject to repair estimates and require upgrades before lease marketing begins. If substantial improvements are needed, the Owner may either:

- Complete the work independently to the standards above, or
- Approve and fund the necessary updates through our Maintenance Team or preferred vendor network.