

Our goal is to market and lease a home in the best possible condition. This standard sets the precedent in the relationship with the tenant. This is also how we can ask the tenant to return the home in the same condition it was given.

#### Requirements:

1. Property professionally cleaned: ceiling fans, vanity globes, etc.
2. Carpet professionally cleaned
3. All painted surfaces fresh with no mis-match touch-up areas
4. No personal property items in the unit.
5. No lawn equipment including mowers, tools, etc.
6. Garage floor swept
7. No exterior debris
8. Lawn cut and bushes/shrubs trimmed
9. Landscaping manicured
10. Carbon monoxide detectors
11. Smoke detector on each floor
12. All light bulbs working
13. Doors open & close smoothly and doorstops installed on all doors
14. Kitchen and Bathroom caulking must be clean and free of any mildew
15. All mechanical components working as designed
16. Safety railings secure
17. Windows must open, close, and lock properly and window screens be in good condition.

#### Recommendations:

1. All windows (except basement windows) should have vertical or mini blinds.
2. No draperies on windows
3. All windows should have screens
4. Fridge, but no washer & dryer

This list is not all-encompassing, but meant to be a guide for the most important and most often overlooked items.