

The following are minimum standards that must be met for us to rent your property to a tenant. We understand that as a rental property owner, it is important to be fiscally responsible. Providing a clean, quality property to tenants will 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.

Exterior

- ❑ All trash, debris, and personal items must be removed from the yard, sheds, garage, window wells, and common areas (multi-unit).
- ❑ The lawn should be mowed, trimmed, and in healthy condition. Flower beds and gardens should not have excessive weeds. Trees and shrubs should be maintained and not overgrown.
- ❑ Potted plants, flower boxes, and garden boxes should be removed from the property (keep it simple).
- ❑ Fencing and gates should be safe and secure without danger of falling over.
- ❑ Wooden Decks should be solid and have no wood rot. Any walking surface should be safe with no large gaps, tripping hazards, failing wood, or nails/screws protruding.
- ❑ Railings should be secure and be able to support the weight of an adult.
- ❑ Windows should lock and function properly (open and close). Where possible, window screens should be present and functioning properly. Window coverings (blinds/curtains) should be present and functioning on all living/family room and bedroom windows. Bathroom windows should be frosted or have coverings.
- ❑ Exterior doors should be proper exterior doors (no hollow core). Exterior doors must lock and function properly.
- ❑ Any sliding glass door should function properly. Glide with ease and lock properly.
- ❑ No exposed wiring, junction boxes, or other improper electrical which could be a liability.
- ❑ All exterior electrical should function properly (lights, outlets, etc.).

Interior

- ❑ Unit and carpet must be cleaned by one of Keyrenter's approved cleaning vendors. The unit must be free of garbage, debris, and personal items.
- ❑ Heating and Cooling Systems must function. Any form of air conditioning that is at the property must be in working order.
- ❑ The paint should be in good clean condition. No dingy or mismatched paint from patches or touch-ups. Walls with excessive nail holes will be painted. Paint on doors and trim should be in a clean condition without chipping or substantial scuff marks. Only entire walls will be painted (no touch-up painting) on walls with excessive marks or nail holes. The wallpaper must be clean and in good condition.
- ❑ Vinyl, Tile, Laminate, and Wood Flooring must be present and in good, clean, condition, without visible tack strips or other rips/tears which may be trip hazards.
- ❑ Light Switches and Electrical Outlets must be in good working order and not broken. All light switches and electrical outlets are required to have a proper cover (no cracked or broken covers).
- ❑ Light fixtures must be working and have working light bulbs (LED recommended).
- ❑ Each living area must have a smoke alarm (except the Bathrooms, Kitchen, and Laundry room). Each floor must have a CO detector.
- ❑ No exposed wiring, junction boxes, or other improper electrical which could be a fire hazard.
- ❑ Interior Doors should be clean with no cracks or holes and should open and close easily. Closet doors need to be on their track and function properly. No exterior locking door knobs on interior doors (interior locking bathroom or bedroom door knobs are acceptable but they may not have exterior keyed knobs).
- ❑ The unit must have functional hot and cold water. All plumbing fixtures should work properly with no drips or leaks. Plumbing drainage should not be leaking or clogged. The sewer or Septic System must function properly. The toilet should be clean and in working order. The toilet should not run or leak.
- ❑ Hand Railings must be secure.
- ❑ All appliances must be clean and in working order.