



# Rent Ready

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Before placing a property on the market, it must be fully 'Rent Ready'. What is that?

## **Hotel Room Clean**

The property needs to be as clean as you would expect a hotel room to be when you check in. Inside and out. Baseboards too. When a tenant moves in, they shouldn't have to clean before unpacking.

## **Carpets Must Be Professionally Cleaned**

We require the tenants to provide a receipt from a Professional Carpet Cleaner at move out, so they should expect the same when they move in. A machine rental will not suffice for this requirement.

## **Paint Should Appear to be Fresh**

The paint should appear to be fresh. If there are more than a few small touchup marks visible on a single wall, the wall should be repainted.

## **All Mechanical Items Must Work As Designed**

If it's installed in the home, it must work as designed. For example, if there is a stove top with 4 burners, all 4 burners should work properly. All doors & windows in the home must open / close / latch freely. Fence gates should be able to easily open and close as designed, water softeners should be operable, icemakers should make ice, etc.

## **Safety Items Must Function as Designed**

We check smoke alarms using a can of smoke, not just pushing the button. If they don't work, they will be replaced immediately. Smoke alarms expire at 10 years. If they are 7-8 years old, they need to be replaced. These are checked before each lease begins and at least once during each lease term.

## **Locks Brought Up to The Texas Code**

Texas Code requires that keys must be changed between occupants and certain locks are required on each exterior door. We will have a licensed locksmith bring the home into compliance with the code.

More information on current lock requirements can be found here:

<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm#92.151>

## **No Personal Property**

Personal property should be cleared from the property, to include attics, storage sheds and the garage. All items must be cleared out to include cleaning items under the sink.

## **Landscaping**

Landscaping should be neat and clean. The yard & flower beds should be free of weeds and small 'volunteer' trees that are not in a good place for a tree to grow.