

Tenant retention begins the first day the applicant views a property. One of the most controllable factors is the condition of the property. You only get one chance to make a good impression. Chances of leasing a vacant rental unit in a competitive market are greatly increased by taking care of any items that need attention. You'll also attract quality rent paying rental home shoppers.

- Hotel Room Clean
- Professional Carpet Cleaning (not a rented machine or DIY)
- Fresh Looking Paint (Good enough? What is considered good enough? By whose standards?)
- Safety Items: Smoke Detectors, CO2 Detectors, Electrical, Safety Standards for Local Area
- All Mechanical Components Working As Designed (ie, stove burners, ice makers, lightbulbs) Everything must work as designed. (This includes all major mechanical components and smaller items such as doorknobs, windows, etc.)
- No Personal Property Left In the Unit. (No cleaning supplies, lawnmowers, stored chemicals or paint, etc.) This is a liability issue. Including Washer and Dryer. Owner will remain responsible for maintenance and replacement.
- Clean all Gutters
- Landscaping: Front and Backyards. Mow, Trim, Weed, Prune
- All Exterior Doors are required to have a Single Cylinder Deadbolt
- Clean Air Filters and grates
- Blinds: All window and vertical blinds must be Clean and in working order.
- Electrical Panels must be labeled
- Window Screens must be in in good condition. No torn screens.
- No Leaning Fences or missing boards
- Fence Gates are operational
- Lawn maintained when property is vacant
- Owner to provide all utility services to vacant properties
- General Pest Inspection and Bed Bug Certification in between tenants.
- Caulking around sinks, counters, showers, toilets.
- Location of Water Shut off identified
- Exhaust Fans working
- All stairs and railings are secure.
- Address concrete cracks, irregular sidewalks
- Rekey all door locks and re-code any alarms, keyless entry systems, garage door codes prior to tenant move in.
- Balconies and decks in good repair, swept and clean.
- All electrical outlets and light switches to be in working order and GFCI's placed in the property locations (kitchen, garage, bathrooms, and outside)
- No Tripping Hazards
- All cabinet doors should open and close properly
- All drawers should open and close properly
- Smells and Odors: Property should smell clean and pleasant.
- Fire Extinguishers recommended.
- Check Garage doors, safety eyes, pulleys, springs
- Check All Windows to make sure they open, stay open, close and lock properly.
- All plumbing is in working condition. Drains are clear, toilets, showers, tubs, sinks function properly. Address any leaks.

EVERYTHING in the  
property MUST be  
working as it was  
indented to work.

*"The decisions you make about the property are no longer affecting you, they are affecting someone else."*