

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)
- No Personal Property Left In the Unit. (No cleaning supplies, lawnmowers, etc.) This is a liability issue.
- 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
- 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
- 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.
- Smells and Odors: Property should smell clean and pleasant.
- Fire Extinguishers recommended.