



WH PROPERTY  
MANAGEMENT

## **Rent-Ready Standards**

In order to comply with both internal and state rental housing requirements, every property must meet the below list in order to be fully advertised and be 'Rent-Ready'.

### **Requirements:**

1. Professionally cleaned to 'Hotel Room Clean'
2. Carpet professionally cleaned and looking fresh
3. All painted surfaces fresh with no mis-match touch-up areas and repainting must be done corner to corner.
4. All bedroom windows must have vertical or mini-blinds
5. No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, etc.
6. No lawn equipment including mowers, tools, etc.
7. Garage floor swept
8. No exterior debris
9. Lawn cut and trimmed
10. Landscaping fresh and clean
11. Smoke detector on each floor
12. Smoke detector in each bedroom
13. All light bulbs working
14. Doors open & close smoothly and doorstops installed on all doors
15. Bathroom caulking must be fresh and free of any mildew
16. All mechanical components working as designed. Includes HVAC, plumbing and electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, sprinkler systems, swamp coolers, gas fireplaces, water filtration systems, etc.
17. Safety railings secure
18. Wood-burning fireplace(s), if operational, shall be clean of any debris and have a fireplace screen or heat-proof glass doors installed. If non-operational, the fireplace opening on the interior of the home shall be permanently sealed with an aesthetically pleasing material.
19. Gas-burning fireplace(s) operational



**Recommendations:**

1. All windows (except basement windows) should have vertical or mini blinds.
2. No draperies on windows
3. All windows should have screens

This list is not meant to cover each make-ready required item, but it does list some of the most important and often overlooked.