



READY-TO-RENT CHECKLIST

Good clean properties attract good clean people. We prefer to give tenants a property in great condition and can hold the tenants responsible to keep the property in that same condition.

Here is a list of what should be done before the property is rented. If you have questions or need help coordinating any of these items let us know. If our handymen or vendor partners complete any of these tasks, our pricing is as follows:

Entire premises should be clean and ready for someone to move in.	Time & material billing
Carpets must be professionally cleaned.	Time & material billing
There should be no unusual odors.	Time & material billing
All plumbing fixtures should be functioning without leaks or drips.	Time & material billing
Caulk any cracks or gaps around plumbing fixtures.	Time & material billing
Window treatments should be hung, clean and in working order. (Most cities require window coverings in all bedrooms and bathrooms.)	Time & material billing
Appliances should be clean and in good working order.	Time & material billing
All furniture should be removed.	Time & material billing
All electrical outlets, switches and junction boxes need to have cover plates.	\$25 each
New filter in heating/ air conditioning system.	\$45 each
New refrigerator water filters.	\$65 each
All light fixtures and bulbs must be working.	\$25 per bulb
New batteries for smoke and carbon monoxide detectors.	\$10 each
Smoke detector (battery operated) in every bedroom and hallway.	\$25 each
Smoke detector (hard-wired) in every bedroom and hallway.	\$50 each
Carbon monoxide detector within 10 feet of every sleeping area.	\$60 each
Water softener salt.	\$90 per tank fill-up
All personal items and trash should be removed from home, attic and storage.	Time & material billing
Exterior door locks should all function and have 3 keys per lock.	\$25 per key
Provide and Install standard lock and deadbolt combo	\$90 per door
Wireless garage door opener; 1 per parking stall. (Please provide garage code to your property manager.)	\$75 each
Rodent or insect extermination.	\$55 per hour plus supplies
Lawn should be in good condition and trees trimmed away from property.	Time & material billing
Reviewed and verified the attached Pre-Leasing Safety Checklist	Time & material billing