



Property Standards

In order to effectively market a property for rent, it is critical that it is in a well maintained and clean condition. Not only does this set a standard for the care we expect your Tenant to give the home, but it also allows us to obtain full market value for rents, and do so with the fewest days of lost rent.

The following guidelines have been developed as a standard for all new properties enrolled for management, as well as currently managed homes that become vacant:

Interior Maintenance

All **smoke alarms** must be in working condition, all **furnace filters** and air **vents** should be free of dust and lint to allow proper operation. All **wiring** inside and out must be contained and out of reach, and all **outlet covers** or **switch covers** must be installed.

All **door locks** and **window locks** must operate easily and effectively, and **screens** or **screen doors** should be free of holes and fit properly.

Door stops should be installed or repaired for every door throughout the home. Sliding **closet doors** must be on track and slide easily.

Fresh **caulking** and or **grout** should be applied around tubs and showers to protect the structure and to provide a sanitary environment.

Kitchen and bathroom fixtures should be free of leaks or drips to avoid any future damage. Any **rusted fixtures** should be replaced. **Toilets** should flush easily and be free of any obstructions. All plugs and diverters should be in good working order. **Sinks, toilets, tubs, showers, and kitchen appliances should be sparkling clean.**

All **walls, ceilings** and **baseboards** should look fresh and clean in appearance, neutral in color, and all nail holes should be filled in, textured and painted so that it blends well with the rest of the walls. Any repair larger than a dime should be textured; any repair that is made when paint doesn't blend should then be painted corner to corner. If you can look down the side of the wall and see touch up, it most likely needs corner to corner painting.

Floor covering should be clean and in good repair. **Carpets** should be free of stains and odors and properly stretched. All **carpets** should be professionally shampooed.

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Property Standards (cont.)

Windows should be clean in appearance and all **window coverings** should be clean and in good working order, including rods, drawstrings, wands and slats. Window coverings are required on all windows and door windows.

Exterior Maintenance

All **landscaping** should be neat in appearance, adequate rock coverage for desert landscaping, **grass mowed** and watered regularly, any **holes in yard** should be filled in to avoid an accident. Bedding should be free of weeds. **Trees and shrubberies** should be trimmed back from walkways and from driveway, roof, and exterior walls. **Fencing** should be in good repair with adequate locking mechanisms when required. Sprinkler systems should be maintained to protect plants, trees, and grass.

Exterior walls and **roof** should be free of peeling paint, missing tiles or shingles. If **gutters** are present they should be adequately attached and free of holes and clear of debris.

Any items or debris left behind should be removed including fertilizers, or any chemicals other than paint. Cans, planters, hoses or lawn equipment must be removed. Oil or grease stains on the driveway, walkway, carport or garage should be removed.

If there is a **pool**, all city requirements regarding gates, locks, or fencing will be strictly enforced.

This full list of items may not be required but this a great comprehensive list that identifies how to put the property's "best foot" forward and create the greatest appeal and desire, as to minimize the vacancy while providing a quality product to create positive relationships. This also helps set a precedent and standards for the condition the property is to be used in and returned in.