



## Property Rent Ready Expectation List for Investors

As your property management team, Allegiant Management Group strives to ensure that all properties are in optimal condition before being marketed for rent. Below is a list of expectations to prepare your property for listing:

**Please note:** Allegiant Management Group will only market the property once it meets the "rent-ready" standards outlined below. This helps attract qualified tenants, reduce vacancy periods, and ensure a positive move-in experience for tenants.

### 1. CURB APPEAL

- **Landscaping:** The lawn should be mowed, trees and bushes trimmed, flower beds weeded, and fresh mulch added. Any dead plants or debris from the yard should be removed to enhance the overall appearance.
- **Exterior Cleaning:** If necessary, power wash the exterior walls, sidewalks, patios, and driveways. Ensure gutters are clean and free from debris, and that no trash or clutter is visible.
- **Exterior Paint & Exterior Touch-Ups:** Repaint areas with peeling or fading paint, especially around doors and windows, to present a fresh, clean look.
- **Front Door:** The front door should be clean, free of scratches, and, if necessary, freshly painted. Ensure the hardware (handles, locks) is functional and polished.
- **House Number Visibility:** Ensure the house number is visible from the street for easy identification by potential tenants and agents.

### 2. WINDOWS & SCREENS

- **Screen Installation:** All windows must have intact and clean screens. There should be no holes, rips, or damage to the screens.
- **Screen Repairs:** Any missing or damaged screens should be replaced or repaired. Screens should be securely fitted and allow proper ventilation while keeping pests out.
- **Windows:** Ensure windows open, stay up, close smoothly, and lock.

### 3. INTERIOR CLEANING

- **Deep Cleaning:** The property should be thoroughly cleaned, including all rooms, floors, windows, baseboards, and air vents. Pay special attention to kitchens and bathrooms, ensuring they are spotless.
- **Odor Control:** Ensure the property smells neutral or fresh by cleaning carpets, and air ducts, and using air fresheners if necessary. Any lingering odors from previous occupants should be eliminated.
- **Flooring:** Carpets should be professionally cleaned and free of stains. Tile, hardwood, or vinyl floors should be mopped and polished to look their best. If necessary, clean grout on any tiled areas.
- **Windows:** Clean all windows, both inside and out, to allow for maximum natural light.

### 4. REPAIRS & MAINTENANCE

- **Walls & Paint:** Address any scuffs, marks, or damage to the walls. Touch up or repaint walls as needed, using neutral colors that appeal to a wide range of tenants.

- **Doors & Handles:** Ensure all doors are in good working order, opening and closing without squeaking. Replace any damaged or loose door handles and knobs.
- **Fixtures:** Replace outdated or non-functional light fixtures. Ensure all light bulbs are in working order, providing adequate lighting throughout the property.
- **Blinds & Window Treatments:** Ensure all windows have functioning blinds, shades, or curtains in good condition and match the interior aesthetic. Clean or repair any broken or dirty blinds, shades, or curtains.
- **Appliances:** Verify that all kitchen and laundry appliances are in working condition. Clean them thoroughly inside and out.
- **Plumbing:** Ensure all faucets, sinks, and showers are leak-free and operational. Clear any clogs and remove any calcium or lime buildup. Test water pressure in all faucets and showers to ensure it is within an acceptable range.
- **Septic (If applicable):** Verify that the septic system has been serviced recently and is functioning properly.
- **Caulking & Regrouting:** Caulk all wet areas, including around sinks, bathtubs, and showers. If necessary, regrout shower and bath tiles to ensure there are no cracks, gaps, or moldy areas, and that the wet areas are sealed to prevent water damage.
- **Handrails:** Stairs with four (4) or more steps must have **securely** installed handrails that meet building code requirements. For stair rails, ensure that they are securely attached to the wall.
- **Gutters:** Ensure all gutters are free of debris and function properly to prevent water damage.
- **Fencing:** Fencing around the property must be in good repair, with no broken sections, sagging, or missing parts. Gates should be functional.
- **Water Heater:** Ensure the water heater is equipped with a **discharge pipe** and a **temperature-pressure relief valve**.
- **Electrical:** Ensure all interior and exterior outlets, light switches, and electrical systems are functioning correctly and up to code. Replace any faulty outlets or switches. GFI Outlets should be installed near any water source.

## 5. POOL (If Applicable)

- **Cleanliness:** Ensure the pool is free of debris, with clear, properly treated water.
- **Functionality:** Verify that all equipment, including pumps, filters, and heaters, is operational and in good condition.
- **Safety:** Confirm that safety features, such as fences, gates, and pool cover comply with local laws and regulations. Inspect for any visible damage or hazards, such as cracked tiles or loose handrails.

## 6. GARAGE

- **Cleanliness:** Sweep floors, remove cobwebs, clear out debris, and remove personal items.
- **Functionality:** Ensure the garage door operates smoothly, the opener (if provided) works, and the weatherstripping is intact.
- **Safety:** Check lighting, and outlets, and remove hazardous materials. Lock attic access.
- **Storage:** Confirm the shelving is secure and empty.
- **Pest Control:** Address infestations and seal entry points.

## 7. HVAC & AC FILTERS

- **HVAC System Maintenance:** Ensure the HVAC system (heating, ventilation, and air conditioning) is serviced and in good working order. Check that the system is efficiently cooling and heating the property.
- **AC Filters:** Replace all air conditioning filters to ensure proper airflow and improve air quality.
- **Thermostat:** Ensure the thermostat is functioning properly. Consider installing a programmable thermostat to offer energy-saving options for tenants.

## 8. SAFETY & SECURITY

- **Locks:** All doors and windows must have functional locks. Change the locks if the property was recently vacated to ensure tenant security.
- **Smoke & Carbon Monoxide Detectors:** Test all smoke and CO detectors to ensure they are functional. Replace any non-working, missing, and/or expired detectors or batteries.
- CO Detectors are required when the garage entry is direct to the property (attached garage) and/or if there are gas appliances.
- **Security Features:** Ensure exterior lighting and any installed security systems are working properly.

## 9. PEST CONTROL

- **Pest-Free Property:** Schedule a pest control service to eliminate any pests. Ensure no signs of insects or rodents are present before listing the property.
- **Preventive Measures:** Seal any gaps or cracks where pests could enter to prevent future infestations.

## 10. FINAL TOUCHES

- **Photos:** Allegiant Management Group will take photos of the property for marketing purposes once it is cleaned and ready for listing.
- **Marketing Details:** We will prepare an accurate and attractive description of the property, highlighting key features such as square footage, amenities, and community details.
- **Signage:** If applicable, we will place a "For Rent" sign in a visible location to generate interest.

## 11. FINAL ASSESSMENT

- **Walkthrough:** Our team will conduct a final walkthrough to ensure that all aspects of this checklist have been met and that the property is ready for marketing.
- **Photos & Updates:** Photos of the completed property will be saved for reference and marketing updates.

**"Rent-ready condition"** refers to the state of a property when it is fully prepared for a new tenant to move in. This means the property meets certain standards of cleanliness, safety, and functionality, ensuring that it complies with local rental laws and provides a comfortable living environment.

**\*Disclaimer:** This is not an exhaustive list of rent-ready requirements. Additional items may be necessary based on the specific property, local laws, or unique circumstances. Allegiant Management Group reserves the right to request further adjustments to ensure the property meets all standards for safety, functionality, and tenant satisfaction.

If you have any questions or need assistance with getting your property rent-ready, please contact us for guidance.