



RENT-READY STANDARDS

Sincere Property Management strives to for each property to be in the best condition possible before move-in. A clean and well-prepared property increases the changes for tenants to maintain that standard. It also sets the expectations for cleanliness when tenants vacate the property.

Sincere Property Management has adopted property standards to assist our clients in accomplishing the following:

1. Reduce their liability as investment property owners.
2. Help preserve their assets and reduce costs caused by deferred maintenance.
3. Give them a competitive advantage in an increasingly competitive rental market.
4. Provide a safe, clean environment for their tenants and encourage long-term residency.

The property standards, outlined below, are guidelines to help standardize the process of getting investment properties ready for tenant move-in. Each property is unique, and these standards are meant to serve as a guide to help our clients be as informed as possible about the recommended condition for a rental property.

Exterior Rent-Ready Standards

Clean Up

All trash, debris, animal feces, and personal items should be removed from the garage and yard. Any items left behind may be trashed by management at the owner's expense. Sincere Property Management is not responsible for any personal property left behind.

Landscaping

Trees and shrubs should be trimmed and not hanging over the roof, driveway, or walkway. Low hanging branches should be removed. Potted plants, flower boxes, and garden boxes should be removed from the property.

Gates, Fencing, Decks & Railings

Fencing and gates should be in good repair and in working order or removed. Wooden decks should be solid and should not have wood rot. Walking surfaces should be safe with no large gaps, tripping hazards, failing wood, or nails/screws protruding. Railings should be secure and able to support the weight of an adult.



Roof, Gutters, & Buildings

Rain gutters should be in good repair and clear of debris. Siding/stucco/brick should be in good condition with no holes or missing siding or bricks. Wood siding should be painted with no exposed wood. Roof should be free from leaks and should not have any bare spots that aren't covered by shingles or other appropriate roofing material.

Windows, Doors, & Mailbox

Windows should be in good working order with no leaks and all pains in place. Windows should lock and function properly (open and close). Windows that open should have screens with no holes and should be clean of dirt and cobwebs. Window wells should be free of debris, garbage, and weeds. Doors should be proper exterior doors (no hollow core) with sufficient weather stripping. Exterior doors should have a deadbolt lock that functions properly. Mailboxes should be in good condition and securely fastened to the building or secure and stable, if in the ground.

Lighting & Electrical

Exterior light fixtures should have proper covers and bulbs. No wiring, junction boxes, or other improper electrical equipment that could be a liability, should be exposed.

Interior Rent-Ready Property Standards

Clean-Up

The home should be swept and professionally cleaned by Sincere's approved vendor. The home should be free of garbage, debris, and personal items.

Fireplaces

All wood-burning fireplaces must be cleaned and inspected. Wood-burning fireplace(s), if operational, should be clean of any debris and have a fireplace screen or heat-proof glass door installed. If non-operational, the fireplace opening on the interior of the home should be permanently sealed.

Paint & Walls

Walls with excessive nail holes will be painted. Paint on doors, trim, and walls should be in clean condition without chipping, scuff marks, or visible patches. Wallpaper must be in good, clean condition without tears or rips.



Flooring

Vinyl, tile, laminate, and wood flooring should be in good condition relative to the age of the property, with no excessive cracks, scratches, rips or tears. Carpets should be in good, clean condition without excessive wear or staining. No loose or ridging carpets. Carpets need to be professionally cleaned by Sincere's approved vendor or, if not cleanable, should be replaced.

Lighting & Electrical

Light switches and electrical outlets should be in good working order and not broken or painted. All light switches and electrical outlets are required to have a proper cover that is not cracked or broken. Light fixtures should be working and clean with no cracked glass and no burned out bulbs. Each kitchen and bathroom should have at least one functioning GFCI outlet. Each living area and bedroom should have a smoke alarm. Bathrooms, kitchens and laundry rooms, are exempt. Each floor should have a CO2 detector with a new set of batteries installed in each alarm. Replace any alarm that is older than seven years.

Cabinets & Countertops

Cabinets and drawers should function properly and be in good condition. Cabinet and drawer pulls and hinges should be properly installed and secure. Cupboard shelves should be clean and secure.

Plumbing

All plumbing fixtures should work properly with no drips or leaks. Sinks should have working drains and drain pulls. Bathtubs should have working drain plugs. Showers should be equipped with a curtain rod or a working shower door. Showerhead should function properly. Toilets should be clean and in working order.

Bathrooms

Bathrooms need sufficient towel bars and toilet paper roll holders. Do not leave old plungers or toilet cleaning brushes in bathrooms.

Appliances

All appliances should be clean and in working order. Appliances are not required.