



Rent-Readiness & Habitability

Our Pledge of Habitability

We are committed to providing every tenant with a **clean, safe, and well-maintained rental unit** both at the time of move-in and throughout their tenancy. This pledge reflects our dedication to ensuring a comfortable and habitable living environment. In return, tenants are responsible for maintaining the unit during their lease and must return it in the **same clean and functional condition**, allowing for **normal wear and tear**.

By upholding these mutual responsibilities, we strive to foster respectful relationships, maintain property value, and ensure tenant satisfaction.

Why Standards Matter

To achieve optimal rent and encourage tenant longevity, we prioritize clear and consistent standards for preparing vacant properties. These standards ensure units are rent-ready and habitable, attracting qualified tenants and fostering satisfaction while protecting your investment.

What is Rent-Readiness?

Rent-readiness means evaluating and preparing a vacant unit to meet the expectations of the next tenant. The process includes:

Repairs: Addressing issues based on **safety, liability, and functionality** to ensure the unit is in sound condition.

Painting: Assessing walls, doors, trim, and other surfaces for **lifespan, condition, and cleanability**, with fresh paint applied as needed.

Cleaning: Performing thorough cleaning to create a **welcoming, fresh environment** and remove any traces of the previous occupant.

What is Habitability?

Habitability ensures the property provides a safe and clean living environment by maintaining:

- The **basic structural integrity** of the building, including floors, stairs, walls, and roofs.
- **Common areas**, such as hallways and stairways, in clean and safe condition.
- **Utilities and fixtures** that are active and functioning as intended.

The Value of Rent-Readiness and Habitability

Properly preparing a unit for tenancy:

- Attracts more qualified tenants.
- Increases tenant satisfaction and retention.
- Maintains property conditions and protects long-term value.
- Reduces the likelihood of landlord/tenant disputes over uninhabitable conditions.

Our commitment to these standards reflects our **pledge of habitability**, ensuring tenants enjoy safe and functional homes while property owners maximize their investment potential.



Rent-Ready Standards

Before placing a tenant, all vacant units must meet our **rent-ready standards** to ensure a clean, safe, and functional living environment. When a vacancy arises, property owners will be advised on required and/or recommended work. If the work exceeds the property's maintenance limit, **owner approval and funds** will be needed before work begins.

Cleanliness

- Units cleaned thoroughly, including appliances, plumbing fixtures, cabinetry, light fixtures, cover plates, flooring, windows, heating units, doors, and moldings.

Carpets

- Carpets vacuumed, shampooed, and in good condition.

Fresh Paint

- Walls freshly painted or wiped down as needed.
- Fresh paint recommended every 3-4 years or as necessary based on condition.

Safety Repairs

- Smoke and CO detectors, electrical, plumbing, and heating systems tested for proper operation.
- Flooring, railings, and any trip or liability hazards addressed.

Mechanical Components

- All mechanical items (e.g., appliances, HVAC systems, garage doors, and lighting) must be in proper working condition.

Removal of Trash and Personal Items

- No personal items or trash left behind by owners or previous tenants.

Repairs Completed

- All repairs completed prior to advertising the unit or tenant move-in.

Utility Accounts

- Utility accounts must be paid, in good standing, and active. Balances must be cleared for seamless transfer of billing to new tenants.

Lawn Care and Snow Removal

- Lawns trimmed and sidewalks/driveways cleared of snow and ice prior to tenant move-in.
- Gas and electricity must remain on for leasing and repairs.

Locks and Security

- Doorknobs and deadbolts replaced or rekeyed after each tenancy to ensure tenant security.