



GETTING YOUR HOME READY TO RENT

Maximize Your Potential Rent
by Realty Masters of Florida

LET'S START HERE!

■ **Minimum Property Expectations**



In order to attract quality residents who have a higher level standard of care, we need your property to meet the following minimum condition requirements.

If you are unable to complete these items prior to turning over your property to our team, please be prepared to pay vendors to complete the minimum requirements set forth. Additionally, please be aware that in order to keep your property up to these expectations, it will require routine financial investments on your part. The landlord is responsible for paying for all expenses that result from normal wear and tear on a property, not the tenant.

5 CATEGORIES

to review before renting your home

01

Exterior

02

Windows, Screens, Doors

03

HVAC, Plumbing, Electrical

04

Cleanliness

05

Safety Considerations

01. Exterior Standards

- All buildings must be structurally sound.
- The roof must be without leaks and free of debris and limbs and gutters clear.
- All debris and personal items must be removed from the premises including the interior, yard, and any outbuildings like garages and sheds. (Any personal items you want to leave behind, should be stored in the attic with restricted access)
- Fencing and gates should be secure without missing or damaged boards.
- The exterior should be free of safety hazards such as large holes, damaged wood, yard debris, exposed wires, or trip hazards.
- Sprinkler systems should be checked for proper operation and timers placed on desired settings.
- Exterior deck wood must be free of wood rot and properly maintained. Railings must be adequate, secure, and present on any surface 3 feet or higher off the ground.
- Any playground equipment must be approved by management as these items can easily become liabilities. It is best to remove exterior furniture and playground equipment upon vacating.
- The lawn should be mowed and edged. Trees/shrubs should be cut away from the home. Shrubs must be cut below 4 feet and limbs should not be encroaching the roof or power lines.
- Mailbox should be in good condition & keys provided if applicable.
- Garage door remote should be provided if you have an automatic opener.



02. Windows, screens, doors



- Exterior doors must function, lock properly, and must have a deadbolt. Keys must be provided for all locks on the premises. All door locks are preferred to be keyed the same.
- Per FL Landlord Tenant Law, screens must be present on each window and free of large tears.
- Windows should open/close and lock properly. If windows are unable to open, this presents a fire hazard. Windows should glide up and down with ease.
- If windows are fogged, this indicates the seal is broken. The seal should be present and intact.
- Window glass should be free of any cracks.
- All windows should have basic coverings and necessary hardware.
- Weather stripping should be present and in good condition without any gaps in the doors.

03. HVAC, Plumbing, Electrical

- Heating/Cooling systems must work properly and be free of mildew.
- A new A/C filter should be installed and the correct size.
- Property must have functional hot water as well as heating and cooling at all times through tenancy.
- Sewer and septic systems must be well maintained. Septic tanks may need a routine cleaning or pumping every few years.
- All plumbing fixtures should be in good working order with no clogs, leaks, runs, or drips.
- Electrical work must be up to code and without any exposed wiring or other issues that could present a liability to your residents or become a fire hazard.
- All light fixtures must be working and equipped with the proper light bulbs.
- All electrical outlets and light switches must have the appropriate cover intact.
- Have your fireplace inspected if possible, to determine if it needs cleaning, is in working condition, and safe to use.

HOUSEHOLD APPLIANCES

- A refrigerator and stove are required in order to lease your property. These and any other appliances (except for a washer/ dryer) will need to be maintained throughout the tenancy.
- We recommend an anti-tip device be installed on the range.
- All appliances need to be clean, in working order, and free of any missing and broken shelves, handles, etc.

04. Cleanliness

- Property must be cleaned according to the Realty Masters Tenant and Vendor Cleaning Checklist ([check that out here](#)).
- Carpets must be professionally cleaned and the owner must provide a copy of the receipt. Consider a pet enzyme treatment if you have animals, as animal odors may linger in the carpet after cleaning.
- Flooring must be free of trip hazards and in good condition. Loose tile/grout should be repaired.
- Property must be free of pests including roaches, fleas, bedbugs, spiders, termites, etc.
- Paint and wall coverings need to be in good condition or should be painted/removed. Walls must be free of excessive nail holes.

05. Safety

- Hand railings should be present, stable, free of rust, and in a suitable condition.
- Bathroom doors should have locking passage doorknobs that are not keyed.
- Interior doors and closet doors must be in good condition and open/close properly.
- For multi-family units, a fire extinguisher in each unit is required as well as a 10-year tamper-proof smoke detector in each bedroom and in the hallway.
- For single-family homes, an extinguisher is not required; however, working smoke detectors are required by code. Check the dates on your detectors and replace any expired with a 10-year, tamper-proof detector.
- If there is a gas service, the unit must have a working carbon monoxide detector on each level.
- Label the breakers appropriately. Make sure the main line water valve is not buried and easily accessible in case of emergency.