



What do I need to do to get my property ready for rental?

- Carpets must be professionally cleaned and in good condition with no odors.
- Interior and exterior should be in “move-in clean” condition.
- All appliances and other systems related to the property should be in clean, working condition. This includes anything being conveyed with the property.
- All plumbing and plumbing fixtures should be in good repair and working properly. No leaking pipes or running toilets.
- All bathroom tiles should be in good condition with no loose tile and all cracks, corners and seams properly caulked.
- Kitchen and bath counters and back-splashes should be in good condition and seams properly caulked.
- Window treatments should be clean and in good working order.
- All electrical outlets and switches need to be in good repair and have cover plates.
- Interior paint should be fresh and in a neutral color.
- Smoke alarms and carbon monoxide detectors (when necessary) must be properly installed and in working condition.
- All light fixtures should have working bulbs and be in proper working order. Ceiling fans, if any, should be clean, balanced and in good working condition.
- Lawns should be mowed, free of debris, edged, and shrubs trimmed.
- House number - three inches high - should be properly displayed on the front of the property as well as affixed to the mailbox.
- Roof should be in good condition with no leaks or excess moss.
- All debris, trash, and/or any discards should be removed from the premises, including the attic, garages, and storage sheds.
- All exterior door locks should be newly re-keyed and in good working order with at least 3 sets of keys.
- Exterior paint should be in good aesthetic appearance without any significant fading, chalking, weathering or peeling.
- Copies of all insurance, warranties, service contracts, termite and/or pest control contracts need to be provided to Fox Management, Inc.

Additional Vacancy Expenses

- *Utilities:* All utilities will be placed in your name from the date the tenant moves out to the date that a new tenant moves in. Turning off utilities is not an option. We can't clean, paint, or even show a property that is dark, cold, or dirty. If your unit is vacant during the winter months, it may take more heat than normal to keep the temperature high enough to keep pipes from freezing and to make showings pleasant.
- *Lawn Care:* Landscaping needs to be done approximately every two weeks. Curb appeal is critical during showings. Cutting corners here is not the way to save money.

The longer you take making decisions about what turnover expenses you want to have, the longer it will take for us to get your investment rented. We will try to show your property as soon as we can, but we have found that a rent-ready home that is priced right is much easier to get an application on than one that is not.