

Here at Home Sales and Property Management we are committed to providing safe, clean, and properly maintained homes to our residents.

In order to comply with the Florida Landlord Tenant [statutes](#) 83.51 specifically the Landlord's Obligation to maintain rental premises, and Home Property Management standards, the below items must be completed or in the process of being completed before we will advertise and rent a property.

- The property is cleaned to professional standards, and free of trash and debris, inside and outside.
- HVAC system to be in good operating condition, with a clean condenser coil and with a new filter installed.
- All mechanical elements including appliances **operating as designed**.
- Caulking in kitchen and bathrooms shall be clean, not loose and free of mildew
- Doors and locks all functioning properly, with newly rekeyed after all residents depart.
- Windows must open, close, and lock properly and window screens be in good condition

### ***Full Rent-Ready Requirements***

In order to comply with both internal and state rental housing requirements, every property must meet the below list in order to be fully advertised and be 'Rent-Ready'.

Requirements:

1. Professionally cleaned to 'Hotel Room Clean'
2. Carpet professionally cleaned and looking fresh
3. All painted surfaces fresh with no mis-match touch-up areas and repainting must be done corner to corner. All holes must be professionally patched and not visible.
4. All bedroom windows must have vertical or mini-blinds
5. No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, etc.
6. No lawn equipment including mowers, tools, etc.
7. Garage floor swept

8. No exterior debris
9. Lawn cut and trimmed, all branches and limbs trimmed at least 7 feet above walkways, all limbs trimmed away from roofs, eaves gutters etc
10. Hurricane shutters and installation hardware must be inventoried, clearly labeled and accessible.
11. At least one carbon monoxide detector installed in the property. **ONLY** wall/ceiling mounted, NO plug-in units.
12. Smoke detector on each floor, in each main living area
13. Smoke detector in each bedroom
14. The sliding door must have vertical blinds
15. All light bulbs working and matching
16. Doors open & close smoothly and doorstops installed on all doors
17. Bathroom caulking must be fresh and free of any mildew
18. All mechanical components **working as designed**. Includes HVAC, plumbing and electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, sprinkler systems, swamp coolers, gas fireplaces, water filtration systems, etc.
19. Safety railings secure
20. Wood-burning fireplace(s), if operational, shall be clean of any debris and have a fireplace screen or heat-proof glass doors installed. If non-operational, the fireplace opening on the interior of the home shall be permanently sealed with an aesthetically pleasing material.
21. Must receive a business tax license and meet local habitability standards, if applicable.

#### Recommendations:

1. No draperies on windows
2. All neutral paint colors throughout the property
3. 10 year lithium-ion battery backup smoke detectors
4. Installing Kwik set smart key, easy to rekey locks for every entry point for the property

This list is not meant to cover each and make-ready required item, but it does list some of the most important and often overlooked.