

# RENT READY CHECKLIST

We are committed to providing our residents with safe, clean, and properly maintained homes.

In order to comply with the [Minnesota Covenants of Landlord Statute 504B.161](#) and Real Property Management standards, the below items must be completed before we will advertise and rent a property.

- The property is professionally cleaned and free of trash and debris, inside and outside.
- HVAC system to be in good operating condition, with a new filter installed.
- All mechanical elements, including appliances, operate as designed.
- Caulking in the kitchen and bathrooms shall be clean and free of mildew
- The doors and locks are all functioning properly.
- Windows must open, close, and lock properly, and window screens must be in good condition.

## **Full Rent-Ready Requirements**

In order to comply with both internal and state rental housing requirements, including the Minnesota Warranty of Habitability 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' (See our Cleaning Specification).
2. The carpet is professionally cleaned and looks fresh.
3. All painted surfaces are fresh with no mismatched touch-up areas, and repainting must be done from corner to corner. (See our Painting Specification).
4. All bedroom and bathroom windows must have blinds; all windows shall open and be unobstructed.

5. No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispensers, pictures, etc.
6. No lawn equipment, including mowers, tools, etc.
7. The garage floor was swept. No exterior debris.
8. No broken doors, broken cabinets, broken windows, broken glass, non-functioning egress windows/doors, or anything else broken
9. Lawn cut and trimmed.
10. Landscaping fresh and clean, Snow shoveled.
11. Carbon monoxide detectors are installed within 10 feet of each bedroom. ONLY wall mounted, NO plug-in units.
12. Smoke detector on each floor.
13. Smoke detector in each bedroom.
14. Patio sliding doors must have vertical blinds.
15. All light bulbs working.
16. Doors open & close smoothly, and doorstops are installed on all doors. Keys to all doors work properly.
17. Bathroom caulking must be fresh and free of any mildew.
18. All mechanical components work as designed. Includes HVAC, plumbing and electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, sprinkler systems, gas fireplaces, water filtration systems, etc.
19. Safety railings are secure, with no trip hazards.
20. If operational, wood-burning fireplace(s) shall be clean of 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.

**Recommendations:**

1. All windows should have vertical or horizontal blinds removed and curtain rods added.



2. No draperies on windows
3. All windows should have screens

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