

# **RENTAL PROPERTY STANDARDS**

- Unfurnished properties, no retirement areas
- Front and Back yard must be landscaped and in good repair
- Yard watering systems are required and automated is recommended
- Street facing and bedroom windows must have window coverings
- Mini-blinds and/or vertical blinds are recommended
- Flooring must be in good condition and clean. Neutral colors (tan) recommended.
- Interiors must be clean and disinfected
- Paint must be fresh by either touching-up or re-painting. Frazee-Deero brand in semi-gloss, Navajo white is our standard color and available at Home Depot, Lowes or Frazee-Deero stores.
- Refrigerators are required in properties under \$750.00 and recommended in those over \$750.00
- Washer and Dryers are not required but are recommended in properties that only have hookups for stack type units.
- Spas and evaporative coolers are not recommended.
- Pools: must include a weekly chemical service. Weekly or bi-monthly cleaning service is optional. Barrier is required between house and pool area.
- Garages should have an auto opener with one or two remotes. Remove any keyless entry pads.
- Home Warranty Companies: Most are good but we reserve the right to use our own vendors if a warranty company fails to provide prompt service.