

# RENTAL PROPERTY MINIMUM STANDARDS

PRS Property Management believes in assisting the investor to make well informed decisions when preparing a property for the rental market. Homes in the right condition, with the right improvements will attract the best Tenants, rent easier and help to keep turnover costs to a minimum.

- Unfurnished properties. Don't leave any personal items at the property that will wear out or break downs. Items not recommended are Barbeques, yard maintenance power tools, patio furniture.
- Front & back yards must be landscaped with desert rock, grass, shrubbery and trees as appropriate.
- Yard watering systems are required and should be automated with a timer.
- All street facing and bedroom windows must have window coverings. We recommend that all windows have coverings. Mini-blinds and Vertical blinds are preferred over cloth draperies.
- All flooring must be in good clean condition. Neutral colors such as light brown or tan are preferred by tenants.
- Interior surfaces of kitchens, baths, walls, etc, must be clean and disinfected. Tenants won't clean before they move in.
- Paint must appear fresh by either touching-up or repainting.
- Refrigerators are usually supplied in rentals under \$750 per month. We recommend them in all rentals as they can only assist in renting the home as less than 50% of our tenant population own one.
- Washer and Dryers are not required but should be included in properties that only have hookups for the smaller stack units as no tenants will have these.
- Above ground portable Spas and Evaporative Coolers are not recommended due the high maintenance cost to maintain. Removal is best option prior to placing onto the rental market.
- Pools: Must include chemical service and if the pool does not have an in-pool cleaning system, cleaning service is recommended. A child safety barrier is required between the pool and property. These can be of many types, fences, covers or auto-door closers. PRS will assist in making sure this done to the City safety codes.
- Garages are recommended to have an auto-opener with 1 or 2 remotes. Remove any keyless pads that may be mounted on exterior.
- Home Warranty Policies are often included in a purchase of an Investment Home which can provide a protective hedge against mechanical defects during the first year of ownership. We administer many of these policies for our clients and can assist you in picking the right company. Some are not reputable and do not provide prompt service.