

Rent Ready Checklist

The top priority of any landlord should be to provide safe, clean, and properly maintained housing to their residents. But more importantly, it's the law.

In order to comply with the California Health and Safety Codes (Civil Code 1941.1 and Health and Safety Code 17920.3), Wellspring Property Management requires the below items must be completed before we will advertise and rent a property.

- Property professionally cleaned and free of trash and debris, inside and outside.
- HVAC system to be in good operating condition, with a new filter installed and new batteries in the thermostat.
- All mechanical elements including appliances operating as designed.
- Caulking in kitchen and bathrooms shall be clean and free of mildew
- Doors and locks are all functioning properly and on a single key.
- 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, looking and smelling fresh
3. All painted surfaces fresh with no mis-match touch-up areas and repainting must be done corner to corner.
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
10. Landscaping fresh and clean
11. Wall mounted CO detectors installed in all hallways outside of bedrooms. ONLY wall mounted, NO plug-in units.
12. Smoke detector on each floor, hallway and in each bedroom.
13. Back sliding door must have vertical blinds
14. All light bulbs working
15. Doors open & close smoothly and doorstops installed on all doors

16. Bathroom caulking must be fresh and free of any mildew
17. 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.
18. Safety railings secure
19. All exterior doors keyed to a single key
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. Water Heater strapped

Recommendations:

1. All windows (except basement windows) should have vertical or mini blinds.
2. No draperies on windows
3. All windows should have screens

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.

Video scripts:

Why is having a Rent Ready checklist so important?

Setting expectations before the resident moves in makes being a landlord a lot easier.

Intro Me: Chrissy/ Broker and Owner of WPM and this video will give you 4 items to consider why having a rent ready checklist is so important as a landlord

1. Cleanliness - If I were to stop by unexpectedly and ask to stay the night would you say your property is hotel clean at this very moment or would you want to rush around and make it that way?
My guess is it's probably the second option and that is exactly why having your rental property hotel clean is one of the most important things we can recommend to a landlord. Set that cleanliness expectation before the resident moves in so at move out the same cleanliness standard is expected.
2. Re-Key - While this isn't a law at this point, it's highly recommended. Changing the locks after each resident not only helps them feel more secure, but it can reduce your liability. If a tenant forgot to give you the key that they made for uncle joe and he visits unexpectedly, you're going to hear about it. It's relatively inexpensive and all around best practice. Bonus: Have all exterior locks on 1 key... this makes it easier for everyone.
3. Everything should function as designed - all included appliances, outlets, ceiling fans.... Everything should function as it's designed to. Ex. Microwave in the kitchen... over head - owner was ok with it not working, tenant who's paying rent will expect it to work and not have to purchase another one... causes tensions, bad start to the lease relationship and just an overall bad vibe that can be prevented.
4. 100% rent ready - you want to be able to say this is what you get. No negotiations, no add ons that this or that will be repaired or repainted. That leads to chaos and confusion.

Bonus: Would I let my kid live here? If I can't answer yes, it's not rent ready.