



# Thorne Realty, Inc.

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## Full Rent Ready Requirements

The condition of the property, and more specifically the ability to move right in, is very important to excellent tenants. You can rent a property that's not quite move-in ready (requires paint, cleaning, minor repairs, etc.), but it likely won't be to the excellent tenant that you are hoping for. Most applicants don't have the 'vision' about 'what's going to done' therefore it's best to show the property in the condition it will be given to them.

Your target tenant plans to take care of your property and has high standards of cleanliness and maintenance. If you provide a move-in ready home, you are communicating that you share those same standards.

As such, Thorne Realty, Inc. endeavors to always provide a move-in or "rent ready" property to potential residents. Please review the details below:

### General:

- Re-key should be completed between every tenant turn.
- Paint should be fresh throughout with no mis-match touch-up areas.
- The kitchen and bathrooms should have clean, functioning light and plumbing fixtures.
- Appliances should be in clean, functioning condition with no missing parts or defects.
- All fixtures and doors should function as intended.
- Any noticeable damage or issues should be repaired or replaced.
- HVAC system should be in good operating condition, with a new filter installed.
- Caulking in kitchen and bathrooms should be clean and free of mildew.
- Doors and locks functioning properly.
- All windows must open, close and lock properly and window screens be in good condition.
- All light fixtures should have working bulbs.
- Hard flooring should be in a condition where there is minimal wear and tear.
- Wood flooring should have no excessive scratches; and tile should have clean grout lines.
- Ensure the garage/carport floor is swept.
- Carbon monoxide detectors installed within 15 feet of each bedroom.
- Current (non-expired) Smoke detectors on each floor and further placed in areas throughout the property that complies with current fire code.
- All mechanical components are working as designed. Includes HVAC, plumbing and electrical systems, water heaters, appliances, sump pumps, gas fireplaces, etc.

### Exterior Condition:

- Ensure exterior paint and curb appeal are in good condition.
- Mow, trim, edge, and water the yard. Leave any sprinklers on an automatic setting.
- Remove weeds from beds and add fresh mulch.
- Check for and repair trip hazards on walkways.
- Remove all trash or personal items from yard, porch, and patio.

- Power-wash if needed.
- Repair or replace damaged or missing screens for all windows as required by building code.

### **Detailed Cleaning Recommendation**

- The house should be at the level of cleanliness that you want it returned to you, therefore it should be professionally cleaned and free of trash and debris, inside and out.
- Carpets professionally cleaned unless the carpet is brand new.
- Remove all personal items and trash from the house, garage, and exterior. This includes furniture, knickknacks, toiletries, kitchen or bathroom items, lawn equipment, tools, paint, etc.
- Ensure all appliances are thoroughly cleaned. Make sure all areas above, under, and around the appliances are cleaned.
- Ensure all walls, doors, and baseboards are wiped down.
- Clean areas around light switches, hallways, and doorways.
- Ensure all vinyl and tile floors are mopped and clean. Remove all stains and superficial marks.
- Ensure all ceiling fans and light fixtures are cleaned.
- Ensure all windows, windowsills, and blinds are cleaned and secure all screens.
- Ensure to clean and disinfect the bathrooms.

This list cannot cover every rent-ready required item, but it does list some of the most important items to ensure your property attracts the most highly qualified tenant in your property's price range. If you would like assistance with addressing these items, Thorne Realty, Inc is happy to assist you by assigning work to one of our numerous trusted third-party vendors.