



Rent-Ready Checklist

Use this checklist to ensure your property meets minimum standards for leasing, attracts high-quality residents, and minimizes delays in getting your home rented.

Exterior & Curb Appeal

- Landscaping is neatly maintained, mowed, and trimmed
- Exterior paint is clean and in good condition with no peeling or chipping
- Yard is free of debris and personal items

Interior Condition

- Property is cleaned to a high standard throughout
- Kitchens and bathrooms are spotless with all fixtures clean and polished
- No odors present in the home
- Fresh, consistent paint with no scuffs or mismatched touch-ups
- Carpets are professionally cleaned with no stains or odors

Appliances & Systems

- All appliances are fully functional and operating as designed
- HVAC, plumbing, and electrical systems are in proper working condition

Safety & Security

- All exterior doors have secure, working locks
- All windows have functioning locks
- Property is rekeyed between residents
- Smoke detectors installed on every floor and in each bedroom
- Carbon monoxide detectors are wall-mounted within 15 feet of each bedroom (no plug-in units)

Doors, Windows & Lighting

- All exterior doors are operational and secure
- Interior doors have doorstops installed
- All windows open, close, and lock properly
- Second-story bedroom windows have screens
- Blinds are installed in all bedrooms (no drapes)
- All light fixtures have working, matching bulbs

Kitchen & Bathrooms

- Fresh caulking applied where needed
- No mildew or mold present
- Fixtures, sinks, and appliances are clean and fully functional

Garage & Storage Areas

- Garage is empty, broom swept, and free of debris
- Unfinished spaces (such as basements) are clean and cleared of all items

Personal Property

- No personal belongings left behind
- Includes removal of furniture, décor, toiletries, tools, lawn equipment, and supplies
- No owner lock-off areas permitted

Additional Requirements

- Window wells have proper covers installed
- Property is fully cleared and ready for resident occupancy

Note: This checklist outlines minimum rent-ready standards and is not a complete list of all potential make-ready items. Additional repairs or updates may be required based on property condition and market expectations.

Texas Property Management Partners

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