

30 Guarantee Guide Lines

Preparing Your Home to be a Rental

If you are having a difficult time selling your home or other property, renting your property is an excellent way to make a profit, take advantage of tax benefits, and assure maintenance of the property. We can help mitigate risks with our 30 day tenant placement guarantee*.



Here are some thoughts and required guide lines to consider before you rent and opt in to our 30 guarantee. This list will help you prioritize your efforts when turning your home into a rental property.

Personal Property

Remove all of the stuff you have been storing in the property. Generally, if personal property is in the home or on the grounds, it is considered part of the lease and subject to tenants' use and/or repairs by you as the owner. Think about what you want or need to leave for tenants' use.

Clearing out nonessential clutter will improve the appearance of the property for advertising photos and will make it look better for showings. This would include attics, basements, garages, sheds, cabinets, pantries, and storage rooms. You must list on our 30 Day Guarantee form anything that will be off limits to tenants otherwise it will be considered part of the lease**.

Clean, Clean, Clean

Once all of your belonging are removed, begin the cleaning process. You may need to hire professional carpet cleaners and a house cleaning service to get the work done in a reasonable time. Dust bunnies, dirty windows, and soiled carpeting will turn off most responsible tenants and give you a reputation as a slumlord.

An immaculate home will give the most positive impression, attract the best renters, provide the highest rent, and will be the easiest to evaluate when the tenants move out. Property, floors, and exterior must be cleaned to recommended standards to qualify for 30 guarantee. Please view our move in/out inspection check list that the tenant will be held to for good reference.



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Curb Appeal

Your property should be as attractive from the road as possible, and minor inexpensive cosmetic touch-ups will enhance your property. Clean out the weeds from the flowerbeds and fence line, trim the grass, and wash the siding. Painting the entryway walls and oiling the woodwork will add an attractive sparkle to your home and make it appear new and bright. All recommended exterior items must be completed in order to qualify for 30 Guarantee.



Photos

Photos are the first impression on prospective tenants. A professional Real Property Management employee will take photos of the property to ensure best quality and great first impression. To qualify for 30 guarantee photos must be taken by Real Property Management.

Maintenance

Try to imagine looking at your home for the first time. Would you want to live there? Are there curling shingles on the roof, broken windows, leaking faucets, peeling wallpaper, or door locks that do not work?

Make sure that the appliances, heating and ventilation systems, and plumbing fixtures check out and are clean. In order to qualify for 30 guarantee all recommended repairs listed on 30 Day Guarantee form must be completed.



Code Compliance

The easiest way to make sure your property is in compliance with local, state, and federal code is to hire an independent licensed home inspector. The inspector should be aware of your plans about making the home a rental property. He will then assess all systems of the property to make sure they are up to code. This assurance will be welcome news.

Landlord Insurance

Your rental property is an important investment and source of income. If there were a kitchen fire or storm damages, your home may become uninhabitable. Landlord insurance coverage helps provide an income while the property is being repaired or rebuilt. You can add policies or riders to pay for debris removal, tree and plant replacement, and even fire department charges.

Real Property Management is the nation's leading property management business. We wrote the book on how to turn a property into a viable and reliable source of income; it is what we do. We will help evaluate a reasonable price and marketing strategy for your property based on market comparable properties, condition of the property, and time of the year. In

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order to qualify for 30 guarantee you must agree to Real Property Management's recommended price and marketing date.

**30 day time frame starts from first market day.*

***Depending on your request for limits on the tenant's enjoyment of the property in its full capacity it may disqualify your property from the 30 guarantee. For example, if you do not want the tenant to have use of a small shed in the back yard that may qualify. However, if you request that the tenant not have use of one of the bed rooms or the garage your property would likely not qualify due to the lack of interest in such restrictions.*



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