



Rent-Ready Standards

At Legacy Property Management, we believe every property deserves exceptional care before welcoming a new resident. Our Rent-Ready Standards are designed to ensure every home we manage is clean, functional, and safe.

Why Rent-Ready Standards Matter

Protecting Your Investment

Proactive maintenance protects your property's value and prevents small issues from becoming costly repairs. Our Rent-Ready Standards help ensure each home is inspected, serviced, and ready to perform at its best.

Reducing Liability & Ensuring Safety

Meeting local codes and safety standards isn't just good practice — it's essential for minimizing risk. Every property is reviewed for compliance, ensuring safety devices, locks, and systems function properly to protect both residents and owners.

Attracting Quality and Retaining Residents

Well-maintained homes attract residents who care. By presenting properties that are clean, modern, and functional, we can secure long-term tenants and reduce vacancy periods. A positive first impression sets the tone for a lasting relationship. Homes that meet our Rent-Ready Standards deliver a superior living experience, encouraging residents to renew and remain part of the Legacy community.

Rent-Ready Categories

1. Cleanliness Standards

A clean property creates a welcoming first impression and builds trust.

2. Safety Standards

Every property must be secure, compliant, and hazard-free.

3. Functionality Standards

Every system and appliance must work as intended.

4. Marketability Enhancements

Optional upgrades that boost marketability and rental value.

Clean

- ☐ All surfaces in every room must be thoroughly cleaned.
- ☐ Ceiling fans, bathroom fans, HVAC vents, and all filters must be clean and free of dust and dirt.
- ☐ All garbage, debris, and personal items must be removed from the residence.
- ☐ Non-carpeted floors must be properly swept, including garage floors, and interior floors mopped.
- ☐ Carpets must be professionally cleaned and free of odors, stains, bunching, holes, and exposed nails.
- ☐ All windows and window sills must be clean.
- ☐ All appliances (interior and exterior) must be clean, empty, and free from obstruction.
- ☐ All windows should have screens free of damage.
- ☐ Functional fireplaces are to be clean and free of debris.

Safety

- ☐ Dryer vents must be free of debris.
- ☐ Locks are rekeyed between tenancies.
- ☐ Interior doors shall not be equipped with keyed locks.
- ☐ The property must exhibit no evidence of insects, rodents, or other pests.
- ☐ The property must be free of visible mildew or organic growth, and exhaust fans should operate as designed.
- ☐ All padlocks must be removed from gates if the corresponding keys are not provided.
- ☐ Interior surface flooring and exterior concrete must be in good condition and free of trip hazards or safety issues.
- ☐ The property must comply with all local codes and regulations.
- ☐ All windows must function as designed, glass must be free of cracks and damage, and windows must lock.
- ☐ Countertops and mirrors shall be free of cracking or exposed sharp edges.
- ☐ All stairs, decks, and porches must have appropriate secure handrails, free of dry rot, and be stable.
- ☐ The roof and building exterior must be free of damage and leaks, and gutters must be clear of debris.
- ☐ All exterior crawlspace/attic entry points must have appropriate covers.
- ☐ Any caulking showing signs of mildew or organic matter will be removed and freshly caulked.

Functional

- ☐ Electrical systems must function as designed; outlets should have covers, and GFCI's must be present where required.
- ☐ All drawers should remain on track, and cabinets must be properly secured with hinges.
- ☐ All light fixtures must function properly and include working bulbs, switches, covers, or necessary remotes.
- ☐ Water heaters and HVAC systems must be in good working condition and permitted.
- ☐ Blinds are required on all lower-level street-facing windows and must be added to privacy areas. Blinds should be able to lift and lower and have functional wands, drawstrings, and slats where required.
- ☐ Doors must open and close freely without obstruction, including interior, exterior, garage, and closet doors.
- ☐ Fencing must be stable, and gates must open and close freely without obstruction.
- ☐ All utilities must be turned on and operating as intended.
- ☐ All plumbing must be in good working order, with sewage lines free of debris and adequate flow to prevent backups.
- ☐ Plumbing fixtures and appliances must not leak, toilets must not run, and all sinks and tubs must drain properly and have the necessary stoppers.
- ☐ One functional remote is required per designated garage, and all necessary mailbox keys must be provided.
- ☐ All doors should have appropriate door stops to prevent damage to the walls.

Marketability (Optional but Highly Recommended)

- ☐ Walls and ceilings should be painted. Effort should be made to patch any existing imperfections.
- ☐ Paint should be neutral and consistent in sheen, texture, and color from wall to wall.
- ☐ All television wall mounts should be removed, with any resulting holes properly patched and painted.
- ☐ All cabinetry, doors, windows, and vanities should be free of peeling paint or finish.
- ☐ The home should have a fully functional doorbell.
- ☐ Shower curtain rods should be present and free of rust.
- ☐ Landscaping should be properly mowed, trimmed, and maintained to be clean and presentable between tenants. Trees should be trimmed away from the home.
- ☐ Tubs should be refinished if staining cannot be removed with standard cleaning or if chips or cracks are present.
- ☐ Screen doors or security doors should be present on exterior doors and free of rust.
- ☐ Walkways, patios, and building exteriors are power-washed and clean.