

Getting Your Property Ready to Rent

We are committed to providing safe, clean, and properly maintained homes to our residents.

In order to comply with the Ohio Warranty of Habitability (Ohio Revised Statutes 5321.04), Ohio judicial law, and True Home Ohio Property Management standards, 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
- All mechanical elements including appliances operating as designed
- Caulking in kitchen and bathrooms shall be clean and free of mildew
- Doors and locks all functioning properly
- 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, including the Ohio Warranty of Habitability 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 and looking 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. Carbon monoxide detectors installed within 15 feet of each bedroom. ONLY wall mounted, NO plug-in units.
12. Smoke detector on each floor
13. Smoke detector in each bedroom
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. Exterior window wells require covers

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.

Recommendations:

- All windows (except basement windows) should have vertical or mini blinds.
- No draperies on windows
- 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.