



Elevated Property Management Rent Ready Checklist

At **Elevated Property Management**, we are committed to ensuring that every property we manage meets the highest standards of cleanliness, functionality, and safety. Preparing your rental home properly before listing it not only attracts high-quality tenants but also helps protect your investment in the long run. Below is our comprehensive **Rent Ready Checklist**. In order to comply with the Colorado Warranty of Habitability (Colorado Revised Statutes 38-12-503), Colorado judicial law, and Elevated Property Management standards, the below items must be completed before we will advertise and rent a property.

Interior Standards

Thorough Cleaning & Presentation

- The entire property must be professionally cleaned, inside and out, and free of any trash or debris.
- Floors, walls, doors, and baseboards must be wiped down, especially around high-traffic areas such as hallways, light switches, and doorways.
- Carpeting must be professionally cleaned unless it is brand new.
- Vinyl and tile floors should be mopped and free of any stains or visible wear.
- Appliances must be deep cleaned, including areas above, below, and behind them.
- Windows, windowsills, and blinds must be cleaned, with all screens in place and secure.
- Bathrooms should be fully disinfected, including sinks, tubs, showers, and toilets.
- Ceiling fans and light fixtures must be dust-free.

Flooring Condition

- Hard surface flooring should be in good condition, with minimal signs of wear.
- Wood floors should be free of deep scratches.
- Tile floors should have clean grout lines.
- The garage floor must be swept and free of stains or debris.

Doors & Windows

- All doors and locks must be functioning correctly.
- Doors should open and close smoothly, with doorstops installed where needed.
- Windows must open, close, and lock properly, and all window screens should be in good condition.
- Vertical or mini blinds must be installed on all bedroom windows.
- Sliding glass doors should have vertical blinds installed.

Paint & Fixtures

- Interior walls should have a fresh, neutral-toned coat of paint, with no visible touch-up marks.
- All major appliances should be matching in color or stainless steel.
- Light fixtures, plumbing fixtures, and cabinet hardware should be functional and in good condition.
- Any visible damage must be repaired before tenant move-in.

HVAC & Essential Systems

- The HVAC system must be in proper working order, with a new filter installed.
- All mechanical systems, including HVAC, plumbing, electrical, kitchen and laundry appliances, sump pumps, water softeners, irrigation, and gas fireplaces, must be operational.

Safety & Compliance

- Carbon monoxide detectors must be installed within 15 feet of each bedroom (wall or ceiling-mounted only—no plug-in units).
- Smoke detectors must be installed on every floor and comply with fire code regulations.
- Safety railings must be secure.
- Locks must be re-keyed between every tenant turnover.

Final Interior Requirements

- No personal belongings should be left behind, including furniture, décor, toiletries, or miscellaneous household items.
- All light bulbs must be operational.

Exterior Standards

Curb Appeal & Landscaping

- The exterior of the home should comply with HOA regulations, if applicable.
- Paint and overall curb appeal must be well-maintained.
- Lawn must be mowed, edged, and trimmed, with the irrigation system set to an automatic schedule.
- Landscaping beds should be weeded and have fresh mulch added.
- Walkways must be clear of trip hazards.
- Power washing should be completed if necessary.
- No personal items, trash, or debris should be left on the lawn, porch, or patio.

Garage & Storage Areas

- The garage floor must be swept and free of stains or debris.
- No lawn equipment, tools, or miscellaneous items should be left behind.

Pool & Outdoor Features (If Applicable)

- Pools must be clean, properly treated, and well-maintained.
- Damaged or missing screens on windows, patios, or enclosures must be repaired or replaced.

Fireplace Requirements (If Applicable)

- Operational wood-burning fireplaces must be cleaned and have a properly installed screen or heat-proof glass doors.
- If a fireplace is non-operational, the interior opening should be permanently sealed with aesthetically pleasing material.

Final Steps & Documentation

- ✓ Leave labeled copies of any manuals, extra keys, gate cards, remotes, and access passes on the kitchen counter.
- ✓ Ensure that all required work is completed before the property is made available for photography, showings or move-in.

By following this checklist, you ensure that your rental property remains competitive, attracts responsible tenants, and retains its value over time. Maintaining a high standard for the move-in condition encourages tenants to take better care of the home throughout their lease term. If you need assistance with any of these requirements, **Elevated Property Management** is here to help! Let us know how we can support you in preparing your home for rent.

Rental Property Insurance Requirements

Homeowners and rental property insurance are similar, but they have important differences. A rental property policy is written specifically for a tenant-occupied (vs. owner-occupied) unit, so you'll need to switch to the correct type of policy to cover possible property damage from renters. While we're fully licensed and bonded with general liability insurance, we cannot legally work at your property without being added to your specific policy. Making the switch is super quick too (usually just a 15-minute phone call), with no paperwork or signatures required. And if paying through an escrow account, your policies will just swap out and shouldn't greatly affect your monthly payments.