

## ALL SEASONS, LLC

### Property Standards

The upkeep and condition of your rental property is of vital importance. All Seasons, LLC is known for clean, well kept homes. The better the condition, the sooner we can have it rented. Because your home is video-taped before move-in, there is proof of the condition of your home before a tenant moves in. According to our lease, the tenant is required to leave the property in the same condition as they received it (minus normal wear and tear). Therefore, we can charge the tenant, if the property is not left in the same condition as when initially rented. We must also re-key the property before a tenant moves in at your expense, but when that tenant moves out, according to our lease, they must pay for the re-key for the next tenant out of their security deposit. Carpet cleaning also applies under these same conditions.

Please read and initial the attached Cleaning Checklist and Instructions to fully understand how the property must be before a move-in. If you do not have time to clean the property yourself before vacating, we will certainly get that done for you.

Below is a list of items that must be completed at your expense before a tenant moves in. Again, if **you** are not able to complete these items, we can have them done for you at your expense.

- Fill any nail holes and touch-up paint or re-paint if needed
- Make sure windows in every room operate properly and screens are attached
- Have wood-burning fireplace chimney cleaned and inspected
- Replace all caulking
- Check all appliances for proper working condition
- Make sure the vinyl is not coming up and carpet is not in need of stretching or repair
- Replace furnace filter (please leave extras) and have furnace inspected
- Check garbage disposal for property operation (also the rubber splash guard)
- Sweep patios, decks, garage, storage units & steps
- Final clean-up on yard-remove decorative yard items (trim bushes & trees as needed)
- Clean cobwebs from exterior and check outside lights
- Haul away all trash
- Are hoses disconnected from spigots in winter?
- Sprinkler system properly shut down for winter? Turned on & programmed for summer?
- Replace burned out light bulbs (don't forget the oven, vent hood and refrigerator)
- Check gutters for blockages, leaks and proper drainage. Are splash-blocks in place?
- Is all plumbing working properly?
- Are all outlets working?
- Any trip and fall hazards on the exterior?
- Do all window and door locks work? How about the doorbell?
- Stain decking and fences as needed (check for sturdiness)
- The exterior should have no flaking or chipping paint
- Do wood trim, banisters and or cabinets need Minwax or varnish?
- Are there window coverings in all windows of critical areas? Are they clean?
- Change batteries in smoke detectors.
- Remove everything from property; i.e. hangers, cleaning supplies, toilet paper & shower curtains
- Leave any designated items for the property organized and well-marked (Paint, instruction books, etc)
- Leave special instructions in easy to find areas
- Don't forget to leave all remotes to include garage, fireplace, fans, etc.

**If any of the above items are not completed, All Seasons, LLC has the authority to complete at owner's expense. If prompt payment is not received, it may be deducted from rents received.**

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Owner

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Owner

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Date