

PROPERTY REQUIREMENTS & STANDARDS ADDENDUM:

Before advertising and renting a property, we must ensure the following items are addressed in accordance with the [Utah Fit Premises Act \(Utah Code Title 57 Chapter 22\)](#), and Utah Property Solutions standards.

Utah Fit Premises Act Requirements

- 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.
- Running water and operational plumbing (including sewer)
- Operating electrical systems
- Electrical wiring maintained in a complete and safe manor (not loose wires, loose connections, etc)
- Hot water available

Rent-Ready Requirements

In order to comply with both internal and state rental housing requirements, including the Utah Fit Premises Act / Habitability Requirements, every property must meet the below list in order to be fully advertised and be 'Rent-Ready'.

Requirements:

- Professionally cleaned to 'Hotel Room Clean'.
- Property must be free of trash, rubbish, and debris inside and outside.
- Carpet professionally cleaned and looking fresh.
- All painted surfaces fresh with no mis-match touch-up areas and repainting must be done corner to corner.
- All windows must have window coverings. Exceptions can be made for unfinished basements (horizontal or mini blinds and no draperies)
- No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, cleaning supplies, etc.
- No lawn equipment including mowers, tools, etc.

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- Garage floor swept.
 - No exterior debris.
 - Lawn cut and trimmed.
 - Landscaping fresh and clean.
 - Smoke detectors installed with at least one on each floor.
 - Smoke detector in each bedroom.
 - Back sliding door must have vertical blinds.
 - All light bulbs working.
 - Doors open & close smoothly and doorstops installed on all doors.
 - Bathroom caulking must be fresh and free of any mildew.
 - 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.
 - Safety railings secure.
 - Exterior window wells may require covers depending on location.
 - No open flame heating sources such as wood-burning fireplace(s), gas log, etc. Gas fireplaces must be enclosed as intended with heat-proof glass so there is no open flame. If non-operational, the fireplace opening of the home shall be permanently sealed with an aesthetically pleasing material.

Recommendations:

- All windows should have screens.
- No electronic locks, doorbells, alarm systems etc that need to be programmed and/or monitored. (Residents are generally uneasy with automation within a property. If they request them to be switched we are inclined to do so.)

This list is not meant to cover every make-ready required item, but it does list some of the most important and often overlooked. Some properties may have specific circumstances that need special attention.

Our primary goal is to deliver a high-quality property to a qualified resident. Except for normal wear and tear, we expect to receive the property back in the same condition they received it.

If you have specific questions, please let us know.