



PROPERTY CONDITION ACKNOWLEDGEMENT OF UNDERSTANDING

Property Address: _____

SFP provides well maintained, properly functioning homes to all of our tenants. We believe it is most profitable, long-term, for your property to be kept in good condition. Better homes attract better tenants, and your resale value and rents will remain higher if the home is kept in good repair.

Provided below is an outline of the minimum property condition standards required prior to a new tenant moving into your home. These items will be verified or completed at each change of tenant.

- Property professionally cleaned and free of all trash and debris, inside and outside.
- Air-conditioning serviced and verified to be operating well at time of move-in, new filter installed.
- Furnished/built-in appliances operating as designed, or repaired or replaced with new.
- Plumbing fixtures/shutoffs checked and operating, old or rusting sink traps and faucets replaced.
- Shower/Bath areas must be clean with grout and caulk in excellent condition and mold-free.
- Ceramic tile in good condition with clean grout and caulk – no cracked or missing tiles.
- Cabinet doors and drawers in good operating condition throughout, with proper hardware.
- Doors and locks all function properly and have good doorknobs, latches, and legal locks.
- Doorstops will be installed if door knobs make contact with a wall.
- Windows all have good screens and open/close/lock properly - no cracked windowpanes.
- Window coverings functioning (opening and closing well) - no broken or missing blinds, old or worn drapes removed/replaced.
- Paint and wall surfaces in good condition with clean appearance – repaired and re-painted where needed.
- Ceilings free of water stains, cracks, or other problems – repaired and touch-up painted if needed.
- Carpet professionally steam cleaned - replaced if extremely worn
- Vinyl flooring clean with no tears, curling on edges, or extreme wear
- Electrical outlets, switches and light fixtures/ceiling fans all working - breaker box to code
- All light bulbs functional
- Fire Extinguisher present in property (minimum requirement for a small home: one 2-pound size, for a 3-bedroom home or larger must have two 2-pound size to be placed in kitchen and utility area, all extinguishers must be A-B-C-rated, metal handle)
- All towel bars and rings, paper holders and other attachments in place and properly secured
- Exterior paint not cracking or peeling - touched up as needed. Front door is attractive and clean
- Shrubs and trees trimmed back and not touching the property or roof – dead limbs removed
- If owner is responsible for yard it must be in maintainable condition. Dead or bare areas replanted with new grass or shrubs.
- The front exterior of the home should have excellent “curb appeal”, to make the home inviting and desirable to prospective tenants.

The above items are a summary of the majority of the items we evaluate during our Property Condition Survey, which is designed to identify any issues with the home and to document the status of the property prior to a tenant's move-in and once again when they move-out. By addressing these items up-front, it provides the best opportunity to have minimum maintenance during the tenant's occupancy, and also to provide your tenant the best opportunity for a trouble-free experience as they settle into your home, which ultimately translates to a happier tenant who is more likely to respect and care for your property. The Landlord will be responsible for the cost to get the property in “rent-ready” condition. We will notify you of any repairs exceeding the \$500 limit outlined in the management agreement.

At least one other time each year, towards the end of a tenant's lease and/or prior to a lease renewal, we will evaluate your property to perform a preventative maintenance checklist to verify that the tenant is properly caring for your home and to insure that there are no leaks or other problems that have not been reported.

1375 Gateway Blvd.; Boynton Beach, FL 33426

Owner Initials: _____

Date _____