



We are committed to providing safe, clean, and properly maintained homes for our residents. Before we begin marketing your home, we expect that it will be turned over to us in rent ready condition.

Full Rent-Ready Requirements

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

1. Professionally cleaned to 'Hotel Room Clean'
2. Carpet professionally cleaned and looking fresh
3. No personal property or items in the unit.
 - This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, toilet scrub brushes, lawn equipment mowers, tools, etc.
4. 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. Exterior window wells require covers.
5. HVAC filters replaced
6. Carbon Monoxide and Smoke Alarms meet Colorado Requirements
 - Each level of the home needs a smoke/co2 detector
 - Every sleeping area needs a smoke alarm
 - Carbon Monoxide Detector is required within 15ft of every bedroom
 - Smoke alarms are to be hardwired or have a 10-year battery life.
7. All painted surfaces fresh with no mis-match touch-up areas and repainting corner to corner.
8. All light bulbs working
9. All bedroom windows must have blinds / Back sliding door must have vertical blinds
10. Doors open & close smoothly and have doorstops installed
11. Windows must open, close, and lock properly and screens in good condition.
12. Caulking in kitchen/bathroom must be fresh and free of any mildew
13. fireplace(s) maintained
 - 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 aesthetically pleasing material.
14. Garage floor swept
15. No exterior debris
16. Lawn cut/trimmed, Yard/Landscaping weeded