

Property Condition Standards Addendum

These Property Condition Standards define the minimum baseline requirements for properties managed by our company at the time of onboarding and at each tenant turnover. The purpose of these standards is to ensure that every property is safe, habitable, legally compliant, and market ready prior to leasing. Meeting these standards helps protect the property, minimize liability, reduce maintenance issues during tenancy, and support consistent resident experiences.

Properties must meet or exceed these standards before a new tenancy begins and throughout the term of this agreement. Failure to meet these standards may delay marketing, leasing, or occupancy

A. General Minimum Standards

- a. Clean, sanitary, and free of debris or personal belongings
- b. Structurally sound and weather tight
- c. Free of known health or safety hazards
- d. In compliance with all applicable local, state, and federal laws
- e. Provide Manager with access to all areas of the Property including areas prohibited to the tenant
- f. No pest activity or unsanitary conditions
- g. No visible mold, rot, or water damage

B. Interior Condition Standards

a. Floors, Walls, and Ceilings

- i. Flooring must be intact, clean, and free of tripping hazards
- ii. No torn carpet or vinyl, warped flooring, cracked tiles, exposed subfloor, or unsafe transitions
- iii. Walls and ceilings must be free of holes, significant cracks or scuffs, water damage, mold, or peeling paint
- iv. If color matching is not possible, a full paint will be required.

b. Doors and Windows

- i. Exterior doors must close, latch, and lock properly
- ii. Interior doors must function as intended
- iii. Windows must open, close, and lock with intact glass and screens
- iv. No broken panes, failed seals, or missing hardware

C. Kitchen Standards

- a. All provided appliances must be clean, operational, and in good working order
 - i. Owner will be responsible for the cost of refrigerator filter replacement
- b. Cabinets, drawers, and countertops must be structurally sound
- c. Sink must be leak free with proper water pressure and drainage

D. Bathroom Standards

- a. Toilets must flush properly and be securely mounted
- b. Tubs and showers must be clean, sealed, and free of leaks
- c. Vanities and sinks must function properly with no active leaks
- d. Exhaust fans must be operational where required
- e. No visible mold, rot, or water damage

E. Mechanical and Utility Systems

a. Heating and Cooling

- i. Heating system must be capable of maintaining legally required temperatures
- ii. Cooling systems, if provided, must be fully operational prior to move in
- iii. Systems must be properly serviced and safe for operation
- iv. Quarterly filter changes will be done and Owner will pay for all filters

b. Plumbing

- i. No active leaks
- ii. Proper water pressure throughout the property
- iii. Functional shut off valves
- iv. Water Heater must be fully functioning, free of corrosion, leaks and an have an expansion tank installed.
- v. All sump pumps, water treatment systems, wells, and septic tanks must be in working order and serviced regularly

c. Electrical

- i. All outlets, switches, and fixtures must function properly
- ii. GFCI outlets installed where required
- iii. No exposed wiring or unsafe electrical conditions
- iv. Access to the breaker panel

F. Safety and Compliance Standards

- a. Smoke detectors installed and functioning per code
- b. Carbon monoxide detectors installed where required
- c. Handrails securely installed on stairs
- d. Proper egress from sleeping areas
- e. Lead based paint compliance where applicable
- f. No known environmental or safety hazards
- g. Dryer vents will be clean at least once a year to remove trapped lint
- h. All operable chimneys must be serviced regularly

G. Exterior Condition Standards

- a. Roof must be leak free and in serviceable condition
- b. Siding, trim, and exterior surfaces must be intact and secure
- c. Gutters and downspouts properly cleaned, attached and functional
- d. Yard must be safe, manageable, maintained and free of hazards
- e. Walkways, steps, decks, porches fences and driveways must be safe and structurally sound
- f. Garage doors must be functional and safe

Owner Acknowledgement

I acknowledge receipt of and agreement with these Property Condition Standards and understand that they represent the minimum condition at which the property will be maintained throughout the term of the management agreement.

Owner

Date

Owner

Date