



Property Condition Expectations and Minimum Standards

In order to provide a safe, clean, and properly maintained home for our residents, we have set the following standards for any property we manage.

In order to comply with the [Colorado Warranty of Habitability \(Colorado Revised Statutes 38-12-503\)](#), Colorado judicial law, and PMI Mile High's standards, the below items must be completed before we will advertise and rent a property.

Rent Ready Requirements

To comply with both PMI Mile High's expectations in addition to the state rental housing requirements, including the Colorado Warranty of Habitability Requirements, every property must meet the following expectations prior to starting marketing and being considered Rent-Ready.

Requirements:

- Professionally cleaned to 'Hotel Room Clean standards'
- Carpet professionally steam-cleaned and look fresh
- All painted surfaces fresh with no mis-match touch-up areas and repainting must be done corner to corner
- All bedroom and bathroom windows must have functioning blinds
- Kitchen and Bathroom caulking must be fresh and free of any mildew
- All trash, debris and personal items removed, inside and outside. This includes furniture, knickknacks, curtains, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, etc.



- No lawn equipment including mowers, tools, etc.
- No exterior debris
- Lawn cut and trimmed
- Landscaping fresh, clean, and free of weeds
 - In fall months, leaves need to be cleaned up and removed prior to tenants taking possession
- Garage floor swept
- Carbon monoxide detectors are installed within 15 feet of each bedroom
- Smoke detector on each floor
- Smoke detector in each bedroom
- All light bulbs working and match
- Doors open & close smoothly, locks function as intended and doorstops installed on all doors
- Windows must open, close, and lock properly with window screens in place and be in good condition
- Exterior window wells require covers
- All mechanical components are functioning as designed. Includes HVAC, plumbing, electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, sprinkler systems, swamp coolers, gas fireplaces, water filtration systems, etc.
- HVAC system has new filter installed.
- Safety railings secure

Wood-burning fireplace(s), 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 an aesthetically pleasing material

This list is not meant to cover each make-ready required item, but it does list some of the most important and often overlooked expectations.