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RENT-READY STANDARDS

What "Rent Ready" means for a property managed by ACRES Property Management.

This document is incorporated by reference into the ACRES Owner-Management Agreement. The Owner completes Rent-Ready condition before transfer of a vacant property, or authorizes ACRES to evaluate and bring the property to Rent-Ready condition at the Owner's expense.

Definition

"Rent Ready" condition includes, but is not limited to, the property being in compliance with federal, state, and local laws and ordinances, free from pests, and the entire property empty and clean to a professional level — as itemized below.

Why it matters

- Improves marketability and desirability to prospective tenants.
- Reduces reasonably-predictable maintenance requests in the first 1–3 months of a new tenancy.
- Reduces vacancy time and expedites placement of a well-qualified tenant.
- Identifies and completes deferred and preventative maintenance before it becomes increased expense or damage.
- Verifies there are no significant safety hazards to tenants.

Itemized standards by system and area

Compliance, safety, and pests

- In compliance with federal, state, and local laws and ordinances.
- Working smoke detectors as required by RCW 59.18.130, and carbon monoxide alarms as required by RCW 19.27.530.
- Free from pests.

Cleanliness (professional level)

- Entire property empty and clean to a professional level.
- All windows reasonably clean inside and out.
- All carpets professionally shampooed/cleaned/deodorized; in generally good condition, free from significant heavy wear patterns, stains, rips, tears, and odors.

Walls, ceilings, doors, and trim

- Clean and in reasonably good condition, including paint/stains — no holes, significant dents or chips, peeling/chipping paint, splintered wood, or mold/mildew growth.



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Storage, fixtures, and hardware

- All entry, room, and closet doors (closets with clothes bar and shelving), cabinet doors, drawers, and shelving functional and in good working order.

Windows

- No broken glass; openable windows properly lock and have screens.

Electrical systems

- Panel, breakers, outlets, switches, lighting, bulbs, and devices — not loose, burnt, or incorrectly wired.

Plumbing systems

- Valves, fixtures, hot water heaters, toilets, showers/tubs, spouts and diverters, faucets, sinks, hose spigots, exterior sprinkler systems, macerator/grinder/sump pumps, and supply and drain lines — functional, no leaks, reasonably sealed to prevent water leaks and damage.

HVAC and ventilation

- Heating and cooling — furnace, A/C, heat pump or mini-split, wall and baseboard heaters, and exhaust fans — functional.

Appliances

- Refrigerator, oven/range, microwave, dishwasher, clothes washer/dryer, etc. — functional, in reasonably good working order, with safety inspections and/or periodic maintenance completed.

Exterior and weatherproofing

- Gutters and downspouts clear and properly draining.
- Roof not leaking, reasonably clean, free of moss, with no missing shingles, shakes, or tiles.
- Windows, doors, vents, and other penetrations weatherstripped and/or sealed adequately to keep out pests, rodents, and birds.

Grounds, landscaping, and structures

- Yard mowed and weeded; bushes and trees trimmed away from the property to a reasonable level of safety.
- Exterior fencing, decks, and stairs functional, sturdy, and safe, with no significant rot or damage.
- Interior, exterior, garage, outbuildings, sheds, and overall grounds reasonably well-kept and free of all garbage and debris.

Recommended maintenance intervals

- Chimneys / fireplaces: Every 3–5 years



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- HVAC: Every 1–2 years
 - Hot water tanks: Every 5–7 years
 - On-demand hot water: Every 1–2 years

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