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## **HBR RENTALS**

672 W 11th St STE 380,  
Tracy, CA 95376, United States  
(209)-833-4000

# Rent Ready Standards

We are committed to providing safe, clean, and properly maintained homes to our residents.

In order to comply with the Warranty of Habitability in California(1941.2 California civil code), California judicial law, and HBR standards, the below items must be completed before we will advertise and rent a property.

- Property professionally cleaned and free of trash and debris, inside and outside.**
- HVAC system to be in good operating condition, with a new filter installed.**
- All mechanical elements including appliances operating as designed.**
- Caulking in the kitchen and bathrooms shall be clean and free of mildew**
- Doors and locks are all functioning properly.**
- Windows must open, close, and lock properly and window screens be in good condition.**

## **Full Rent-Ready Requirements**

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

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## Requirements:

1. Professionally cleaned to 'Hotel Room Clean'
2. Carpet professionally cleaned and looking fresh
3. All painted surfaces fresh with no mismatch touch-up areas and repainting must be done from corner to corner.
4. All bedroom windows must have blinds.
5. No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispensers, pictures, etc.
6. No lawn equipment including mowers, tools, etc.
7. Garage floor swept
8. No exterior debris
9. Lawn cut and trimmed
10. Landscaping fresh and clean
11. CO detectors installed within 15 feet of each bedroom. ONLY wall/ceiling mounted, NO plug-in units.
12. Smoke detector on each floor
13. Smoke detector in each bedroom
14. Back sliding door must have a curtain rod and no vertical blinds.
15. All light bulbs working
16. Doors open & close smoothly and doorstops are installed on all doors, no interior doors with key locks.
17. Bathroom caulking must be fresh and free of any mildew

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18. All mechanical components work 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.

19. Safety railings secure

20. 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.

**Recommendations:**

1. All windows (except basement windows) should have blinds.

2. No draperies on windows

3. All windows should have screens (including slider screen door)

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