

TIPS TO KEEP A HAPPY TENANT

HAPPY TENANTS USUALLY LEAVE HAPPY PROPERTIES !!

- 1.) HAVE PROPERTY SPRING CLEANED PRIOR TO START OF RENTALS**
- 2.) HAVE ALL APPLIANCES AND AIR CONDITIONERS SERVICED, ALONG WITH CLEANING FILTERS FOR WINDOW AIR CONDITIONERS**
- 3.) SUFFICIENT TRASH AND RECYCLE CANS CLEARLY MARKED AND POSTING OF CITY TRASH PICK UP SCHEDULE**
- 4.) PLEASE LEAVE CLEANING SUPPLIES, LIGHTBULBS, CARPET CLEANER, VACUUM BAGS FOR TENANTS TO USE (THIS WILL HELP THEM TO THINK ABOUT CLEANING BEFORE THEY LEAVE AND WILL GENERALLY LEAVE YOUR PROPERTY IN BETTER CONDITION**
- 5.) PLEASE CHECK YOUR DOOR LOCKS TO BE IN GOOD WORKING CONDITION. OUR SALT AIR SOMETIMES MAKES THEM HARD TO WORK**
- 6.) INFORM ALL REALTORS OF ANY SPECIAL CONDITIONS APPLIED TO YOUR RENTAL PROPERTY.**
 - A. NON-SMOKING ANYWHERE ON PROPERTY**
 - B. CLEANING CONDITIONS, (TENANT MUST CLEAN)**
 - C. NO GUESTS, ETC.**

LET US INFORM THE TENANTS OF SPECIAL CONDITIONS AT THE TIME OF RENTING WITH AN ADDENDUM. THIS WILL KEEP THEM FULLY INFORMED, RATHER THEN LEARNING ABOUT THE SPECIAL CONDITIONS WHEN THEY GET TO THE PROPERTY
- 7.) MAKE SURE ALL BLINDS, CURTAINS, VERTICALS & CEILING FANS ARE IN CLEAN WORKING CONDITION**
- 8.) HAVE BED LINENS, BATH MATS, ETC. CLEANED**
- 9.) PLEASE CHECK SUPPLIES OF GLASSES, DISHES, SILVERWARE, POTS & PANS. MAKE SURE THERE IS SUFFICIENT FOR THE AMOUNT OF PEOPLE PERMITTED IN PROPERTY PLUS EXTRA**
- 10.) IF YOU OFFER PHONE SERVICE, WE RECOMMEND PHONE SERVICE FOR LOCAL CALLS ONLY!**
- 11.) MAKE SURE THERE ARE CLEAR INSTRUCTIONS FOR INTERNET CONNECTIONS AND PASS WORDS IN UNIT!**
- 12.) PLEASE REMIND CLEANING PERSONS TO CLEAN AND DUST ALL CEILING FANS, WALL VENTS, BASEBOARDS AND OVENS ON A REGULAR BASIS TO KEEP PROPERTIES LOOKING CLEAN ALONG WITH THE REGULAR CLEANING**
- 13.) HAVE A HEAVY DUTY PLUNGER AND CRANK FOR GARBAGE DISPOSAL ON HAND**
- 14.) PLEASE MAKE SURE ALL UTILITIES ARE TURNED ON AND WORKING PROPERLY IE. ELECTRIC, CABLE, GAS AND (TELEPHONE IF PROVIDED).**