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Preparing your Home to Rent:

T2M Real Estate (T2MRE) is committed to maximizing the return on investment as well as the income potential for our investors. We also realize that many homeowners find themselves needing to rent their homes for many reasons.

Renting a home is a business endeavor. Tenants expect all systems and appliances to be in good working order, and the property has to be sparkling clean. We must comply with the Texas Property Code as well as the Texas Real Estate Commission rules.

In order to accomplish all of this we work in a systematic, orderly, and purposeful manner while honoring the boundaries of our tenants, owners, vendors and ourselves. We believe in properly staging and maintaining our properties. An ounce of prevention is worth a pound of cure.

The following are the services we provide and expect to be done in order to prepare your home (investment) before we put it on the market:

1. Property Inspection

- a. Prior to renting your home we will do an inspection of your property.
 - i. Items not in working order need to be repaired prior to a tenant moving in. You may leave us reserves to repair these items or you may have them repaired on your own.
 - ii. Major make-ready renovation projects require a minimum of 50% to start the project & the balance 5 business days prior to completion.
 - iii. If you are using your own vendors you must agree to & sign our Use of Owner Vendors Agreement.
- b. On-going maintenance: We require a \$200 reserve in your account to pay for monthly repairs & maintenance items. A good rule of thumb is to budget \$50-\$100 per month for normal on-going maintenance for your home if there is not a lot of deferred maintenance.

2. Utilities

- a. To properly inspect & do work on your home we will need utilities (electric, gas & water) on. We prefer owners to turn on the utilities in their name during the initial marketing time until the property is first rented. We will coordinate with you once a tenant is found about getting the utilities transferred to the new tenant. In subsequent tenant move outs & vacancies T2MRE will turn on the utilities.

3. Cleaning

- a. The home needs to be detailed cleaned prior to a tenant moving in. Please request a copy of the cleaning checklist we give to the tenants if you will be doing your own cleaning to ensure you meet the minimum standard by which we expect the home to be in. If you want us to take care of the cleaning we have cleaning vendors that can take care of this for you.

- i. Depending on how long your home is on the market prior to a tenant moving in most homes will need a touch-up cleaning prior to the tenant moving in. This touch-up cleaning is in addition to the initial cleaning.
- b. Carpets-if you have carpets they must be professionally cleaned prior to a tenant moving in (along with any pet treatment). We recommend the carpets be cleaned prior to putting the home on the market so it shows better. We have companies that can take care of this.

4. Light Bulbs

- a. We require the tenant, when they leave, to have all light bulbs working & all of the same type. Please make sure you have this standard in place prior to us renting it.

5. Mowing

- a. It is essential the home look neat & trimmed during the showing process. All yards need to be mowed, edged, weeded & the trees pruned & shaped. Once a tenant moves in they will be responsible for the yard maintenance which includes all of these items (with the exception of trees that are too high for tenant to trim themselves). To achieve this, we ask that the yards be mowed a minimum of twice a month during warm season and as needed during the cold season. You may use your gardener or we have vendors we can use.

6. Pest Control

- a. A pest control treatment is not mandatory by Texas Property Code but it is an act of goodwill. We suggest having a treatment done within 30 days of tenant move-in, if tenant has any issues or requests it. After this treatment, unless you already pay for periodic pest control, any other treatments are the responsibility of the tenant.

7. Texas Property Code Items-all of these items can be installed by our vendors. If you prefer to do it yourself please request a copy of the most current law.

- a. One-way keyless deadbolts, monkey bars, & peep holes.
 - i. Texas property code requires all exterior doors must have a peep hole & a one-way keyless deadbolt. Exterior doors include the door going to the garage.
 - ii. Sliding glass doors must have a monkey bar (preferred) or a locking device, such as pin lock.
- b. Smoke Detectors
 - i. Texas Property Code requires you have 1 smoke detector in each bedroom & in the hallway that services the bedrooms. If your home is a 2 story you must also have one on the first floor even if there are no bedrooms there.
- c. Rekeying the House
 - i. Texas Property Code requires you rekey the house within 7 days of the tenant taking occupancy. We will have your home rekeyed to one of our master keys and all the doors to one key.