



RENT READY STANDARDS

At Cofield Property Management, we believe every tenant deserves a safe, clean, and well-maintained home. Our Rent Ready Standards ensure that every property we manage is fully prepared for move-in, while meeting all Texas habitability requirements and Fair Housing laws.

Security & Safety

- All locks rekeyed before new tenant moves in (within 7 days).
- Keyless deadbolt, peephole, sliding door locks, and window latches installed and working.
- Smoke detectors tested (and carbon monoxide detectors installed in homes with gas).
- No exposed wiring, broken glass, or safety hazards.

Systems & Utilities

- Heating system operational; A/C serviced if provided.
- Plumbing, hot water, and sewage in good working condition.
- Electrical system functioning with no hazards.
- Appliances tested and in proper working order.
- Fresh filters installed (HVAC, range hood, water where applicable).

Cleanliness & Presentation

- Entire property professionally cleaned.
- Carpets/flooring cleaned or replaced as needed.
- Kitchen and bathrooms sanitized.
- Property free of pests and rodents.
- All trash and personal items removed.

Structure & Comfort

- Roof, windows, and doors sealed and weatherproofed.
- Walls, ceilings, and flooring in safe, livable condition.
- Yard mowed and landscaping tidy (if applicable).
- Exterior free of hazards.

Fair Housing & Equal Standards

- The same Rent Ready Standards applied to every property, every time.

- Policies and procedures followed consistently for all tenants.
- Reasonable accommodations provided for residents with disabilities, in compliance with Fair Housing law.

Repair & Right to Cure Compliance

- Tenant repair requests must be submitted in writing (online portal, email, or written notice).
- All requests are acknowledged promptly and documented for owner and tenant records.
- **Health and safety repairs** (water, heat, sewage, electrical hazards, security issues) are prioritized and typically resolved **within 7 days** or sooner if conditions require.
- Repairs caused by tenant misuse are the tenant's responsibility, per Texas Property Code.
- If repairs are not addressed within the required timeframe, tenants may have certain remedies under Texas law, including "repair and deduct" or lease termination.

Our Commitment:

By holding every home to these standards, Cofield Property Management protects owners' investments and provides tenants with a place they are proud to call home.