Minimum Requirements to Reach Market

Our standard is simple: no evidence of the previous occupant. The home should feel new to the tenant walking in.

Homes that meet this standard rent faster, to better-qualified tenants, at higher rent rates — and a tenant who receives a home in excellent condition is held to returning it that way. Before any MHN property goes live:

- **Professionally cleaned, top to bottom.** Full make-ready clean, plus carpets truck-mount steam cleaned or replaced with new carpet — every property, every turn.
- **Rodent & pest inspection.** Rodent inspection and treatment completed before marketing — no tenant inherits the last occupant's pest problem, and no owner inherits the liability. Insect treatment for vacant properties beyond the initial rodent inspection is $35 per treatment. Bees and swallows are protected species; MHN follows applicable removal guidelines.
- **Roof inspection by a licensed roofer.** Small roof issues become big interior repairs. We catch them while they're small.
- **All repairs and deferred maintenance addressed.** Functioning appliances, working bulbs in every fixture, door stops installed, sink drains present and operational. If it's in the property, it should be fully operational — no "we'll get to it later." Future deferred maintenance is addressed on a recurring, every-other-year basis.
- **Paint that looks like new walls.** No holes, no scuffs, no evidence of how the previous occupant lived. Touch-ups must match in color, tone, texture, and sheen — if they don't, the wall gets repainted.
- **Landscaping ready for photos.** Mowed, edged, garden beds cleaned with fresh mulch, trees trimmed.
- **Safety items in place.** Working smoke detectors in all bedrooms and common hallways. Keyless deadbolt and peephole compliance is completed at the time of first rekey.
- **Window coverings.** Classic, durable, and cleanable window coverings, especially in street-facing rooms or bedrooms. In most cases, this includes removal of curtains and curtain rods.
- **Sprinkler system** (recommended, optional). Helps protect foundation stability.
- **Garage door opener** (recommended, optional). A cost-effective way to stand out in the market.
- **Property clear of personal items.** Owner is responsible for removing all personal items. Make-ready work is managed exclusively by MHN's Trusted Vendor Network for increased efficiency and accountability. This is the fastest way to market.

Code compliance items — keyless deadbolt, peephole, and smoke detectors — are verified by the locksmith at rekey, just before the new tenant's move-in, not before the property goes to market.

Non-realty items (refrigerator, washer, dryer, water softener, reverse osmosis water filter) are optional, but if present, must work for the tenant's first 30 days. Any filters — HVAC and refrigerator, if applicable — are replaced at time of turnover. After the 30-day period, these items may be repaired, removed, or replaced at the owner's preference.

⚠ A word about flat paint

Builder-grade flat paint cannot be washed — every scuff means repainting. If your home has flat paint, plan now for a full repaint in a washable eggshell finish. It's not a question of if, but when. Eggshell lets us clean walls between tenants instead of repainting them, and it pays for itself over the life of your rental. We'll tell you honestly whether yours can wait one more turn or needs it now.

Why We Hold This Line

Every requirement above protects your return. A worn home attracts applicants who accept worn homes; a sharp home attracts tenants who keep it sharp. These conditions compound — a small repair skipped today routinely becomes a much larger repair at the next turn. In a crowded market, a better-prepared home stands out and rents faster. If this list makes you think "it's only a rental," we're honestly not the right fit for each other — and we'd rather both of us know that before we sign.

Stand Out in a Crowded Market

Beyond our minimum requirements, owners can opt into an enhanced marketing package to help a listing stand out: professional photos with multiple exposures merged per room for a brighter, true-to-life look, plus virtual staging.

- **3 bed / 2 bath or smaller:** 15 photos, including 3 virtually staged rooms — $150 flat.
- **Larger houses:** 20–25 photos, including 3 virtually staged rooms — $175 flat.
- **Additional virtually staged rooms (at Owner's request):** $30 per room.

Note: listing photos are retaken fresh each time a property comes back on market — we don't reuse photos from a prior listing. Exception: if a tenant moves out after completing a one-year lease and no major changes have been made to the Property, we will reuse your enhanced interior photos within the initial 12-month period and provide new exterior photos at no additional charge.