



Rent-Ready Requirements

Preparing Your Property for Move-In

PMI Midwest's full-service management program ensures every property we manage is fully rent-ready before it goes to market. This helps attract and retain high-quality residents. Residents can't envision what a home will look like after work is completed, so we must show them the property after all work is done. PMI has a reputation for providing safe, clean, and well-maintained rental properties to our residents. We want prospective tenants to be excited about seeing a home we have listed, because they know it will be clean, quality, and safe.

In order to comply with Indiana landlord obligations under **Indiana Code 32-31-8-5**, applicable local health and housing codes, and PMI Midwest's internal standards, the items below must be completed before a property will be fully advertised or leased.

PRICING-MARKETING

Two things rent a home faster than anything else: competitive pricing and strong presentation, both online and in person. Quality photos are essential to showing the property well online and drawing prospective tenants in to schedule a showing. Completing the items on this checklist helps the property show at its best - leading to faster leasing and less vacancy time.

EXTERIOR

- **Landscaping:** Fresh, clean, mowed, and trimmed.
- **Paint:** Fresh and clean — no peeling paint.
- **Garage:** Clean floor with no debris or personal property.
- **Resident safety is essential.** All exterior doors and windows must have functioning locks, and the property must be rekeyed between tenants.

INTERIOR

- **Appliances / Mechanical:** All appliances and mechanical components must be fully functioning and working as designed.
- **Carbon Monoxide:** 1 installed if gas appliance, furnace, or water heater exists
- **Carpet:** Professionally cleaned — no stains, no odor.
- **Cleanliness:** Think hotel-room clean. Mirrors, appliances and fixtures should shine. A spotless home not only shows better, it can also help minor deficiencies go unnoticed.
- **Doors / Locks:** All interior doors must shut and lock (where applicable) properly, and have door stops.
- **Kitchen / Bathrooms:** Fresh caulking, free of mildew.
- **Lights:** Each fixture must have working, matching light bulbs.
- **Paint:** Fresh and clean — no scuffs or mismatched touch-ups.
- **Personal Property:** No personal property left behind.
- **Smoke Detectors:** Installed on each floor and in every bedroom per county ordinance
- **Unfinished Basements:** Clean floor with no debris.
- **Windows:** Must be one working window in each room. All windows must have working locks, screens and no draperies. All bedrooms must have working blinds.

This checklist is a minimum standard overview and is not meant to address every make-ready item — it exists to ensure legal habitability standards and consistency among all properties we manage.