

7363 W. Adams Ave., Suite 102 | Temple, TX 76502 | (254) 239-0090 | [www.RentODP.com](http://www.RentODP.com)

## Minimum Property Standards

All properties must meet the following standards before being accepted into management.  
A final inspection will be performed prior to activation of the management agreement.

### General Property Criteria

- ☐ Property is 15 years old or newer (under 10 years old preferred)
- ☐ Property type and location align with ODP's investment and management guidelines

### Exterior Condition

- ☐ Roof and gutters are intact, damage-free, and leak-free
- ☐ Siding and exterior paint in good condition (no rot, peeling, or damage)
- ☐ Yard is maintained per city or HOA standards and has functional irrigation on all sides
- ☐ Backflow preventer cover is provided if above-ground (below-ground recommended)
- ☐ All trash, debris, personal belongings, and security cameras or other devices removed

### Interior Condition

- ☐ Walls are clean and professionally painted as needed - Improper touch-ups or patches will require repainting in a neutral color approved by ODP
- ☐ Flooring is clean and free from stains, damage, or excessive wear
- ☐ Vinyl flooring in living areas is recommended (not required)

### Appliances

- ☐ Stove/oven is clean and functioning
- ☐ Refrigerator works properly (recommended to provide fridge, but not required)
- ☐ Dishwasher, microwave, washer, and dryer (if included) work as intended
- ☐ All parts of appliances (lights, doors, handles, bins/shelves, burners, etc.) are functional
- ☐ Vent hood or fan operational above stove (especially gas ranges)

### Safety and Security

- ☐ Property has a fully enclosed backyard fence
- ☐ Smoke detectors in every bedroom, hallway, and on each level
- ☐ Carbon monoxide detectors installed per code and operational
- ☐ All doors and windows secure with functioning locks
- ☐ Keyless deadbolts and door viewers (peepholes) on all entry/exit doors, garage keypad
- ☐ No exposed wiring, broken glass, or hazardous conditions
- ☐ Stairs, railings, and decks are structurally sound and meet code

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## Heating, Cooling & Ventilation

- ☐ Heating system is operational and sufficiently heats all areas
- ☐ Air conditioning system is operational and sufficiently cools all areas
- ☐ Proper ventilation in kitchens and bathrooms (fans or operable windows)

## Plumbing & Water Systems

- ☐ All sinks, toilets, and tubs/showers are functioning and leak-free
- ☐ Water heater is working and properly sized
- ☐ Adequate water pressure throughout property
- ☐ Counters, faucets, showers/tubs have clean and sufficient grout and/or caulk
- ☐ No signs of leaks or water damage

## Electrical Systems

- ☐ All switches and outlets work and have cover plates that are not broken/cracked
- ☐ GFCIs are in place and operational where required
- ☐ Electrical breaker panel is accessible and clearly labeled
- ☐ Ceiling lights and fans are operational and secure
- ☐ No signs of unsafe wiring or overloaded circuits

## Pest Control

- ☐ Property is free from active pest infestations (rodents, insects, termites)
- ☐ Professional pest treatment may be required before listing

## Cleanliness & Turnover Condition

- ☐ Property is professionally cleaned, including appliances, cabinets, and fixtures
- ☐ Carpets are professionally cleaned or replaced if stained
- ☐ All personal items removed
- ☐ Home is move-in ready

## Compliance and Inspections

- ☐ Property complies with all local, state, and federal rental laws
- ☐ Owner is current on taxes, insurance and HOA dues
- ☐ HOA rules are followed (if applicable)
- ☐ Professional third-party inspection completed for resale homes to confirm major systems and structure are functional