

## REQUIREMENTS FOR RENTAL UNITS

### KITCHEN

**Quantity of items must reflect the occupancy for your home as well as extras. All cooking utensils must be in good condition and appliances in working condition. Kitchen cabinets, drawers and closets must be clean.**

Coffee Cups	Steak Knives	Cookie Sheet	Cutting Board
Glasses (small & large)	Knives	Baking Pans	Trash Can
Wine Glasses	Spaghetti Fork	Cake Pan	6 Ice Trays
Dinner Plates	Spatulas	Muffin Pan	Ice Bucket
Salad Plates	Tongs	Pitcher	Blender
Soup Bowls	Cork Screw	Oven Mitt	Microwave
Serving Bowls	Pizza Cutter	Mixer	Toaster
Measuring Cups	Potato Masher	Colander	Towel Holder
Mixing Bowls	Veggie Peeler	Coffee Pot	Pot Holders
Small Spoons	Dish Drainer for units w/o dishwasher		Grill Utensils
Soup Spoons	Adequate supply of Sm., Med. & Lg. Pans w/lids		
Salad Forks	Adequate supply of Sm., Med. & Lg. Pots w/lids		
Dinner Forks	Large Stock Pot w/lid	Can Opener	First Aid Kit
Serving Spoons	Baking Dish (9 x 13)	Flashlight w/batteries	
Measuring Spoons	Casserole Dish	Bottle Opener	Fire Extinguisher

**BEDROOMS**-All furnishings must be clean and in good condition:

Mattress, box spring and frame	Mattress pads - cotton or cloth only
Blankets	Comforter or bedspread (correct size to fit bed)
Four pillows for Double, Queens and Kings	Two pillows for Twins
Pillow protectors	Pillows must be replaced every year
Dresser drawers	Blinds, shades or window treatment
Proper lighting for reading	A TV in the Master Bedroom is recommended

**BATHROOMS**-All bathrooms must have the following items:

Plungers	Bath Mat	Toilet Brush	Small trash can
Hand soap dispenser		Blinds, shades or window treatments	
Shower curtain and heavy duty liner for showers without doors			

## **GREAT ROOM \* LIVING ROOM \* DEN \* RECREATION ROOM**

**Furniture must be comfortable, in good condition and adequate for unit occupancy.**  
**Pictures, lamps, decorations and games must be updated and in good condition.**

- **Adequate lighting**
- **Comfortable and adequate furniture**
- **Windows must have ample coverings or blinds. Drapes are not recommended.**
- **Sleep sofas, day beds and futons must have mattress pad, 2 pillows with pillow protectors, blanket and comforter or bedspread**
- **One TV per floor with cable or DirectTV**
- **Pool Table, Ping-Pong, Foosball or Air Hockey are recommended**
- **Gaming station for kids is recommended**
- **Wall art should be modern.**

## **LAUNDRY ROOM/UTILITY ROOM**

Washer	Dryer	Clothes basket	Broom	Mop
Bucket	Dust pan	Wasp Spray	Ant Spray	
Vacuum	Vacuum bags		Vacuum belts	
Carpet stain remover		Dust mop for hard wood floors		
Three water filters for water softener system				10 bags of salt pellets

## **DECK**

- **Deck furniture must be clean and in good condition**
- **Gas grill - In good condition**
- **Fireproof mat placed under the grill**
- **Chain grill in location desired to prevent tenant from moving**
- **Umbrellas are not allowed for patio tables, we are not responsible for damages resulting from umbrellas being left up by tenants or wind damage.**

## **BOAT DOCK**

- **Adequate lighting leading to the dock and at the dock in working condition**
- **All outlets must be GFI protected**
- **Owners boats and jet skis must be locked and secured**
- **Boat house locked and secured so tenant should not have access. If tenants are allowed use of boat house, agent must have key**
- **Swim ladder in good condition**