**PETERSON’S WATERFRONT FULL SHARE RENTAL PROGRAM**

**(EXHIBIT A)**

 **MINIMUM STANDARDS “REQUIRED”**

**Owner agrees to comply with the following Unit Minimum Standards:**

1. All walls, flooring, ceilings, doors, hardware, appliances, fixtures, and furnishings must be in good repair and free of scratches, stains, rust, corrosion, fading, excessive wear, or any other outdated or unsightly condition.
2. It is recommended that a telephone to access emergency services is located in each unit. If owner chooses not to supply a telephone with access, owner agrees to hold PWOA, directors, and all PWOA staff harmless for any incident related to non-911 access. (Check one):
	* A telephone is located within the unit. Telephone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	* I choose not to supply a telephone in the unit.
3. **KITCHEN:** 18 cubic foot (or larger) Frost-Free Refrigerator; Stove with Self-Cleaning Oven; Microwave Oven; all kitchens must have ceiling fixtures affording adequate lighting for cooking and cleaning and be equipped with the Minimum Kitchen Inventory Standards “Required.” **(Exhibit B)**
4. **BEDROOMS/LOFTS:** Queen (or King) size bed with headboard with a hotel quality mattress in Master Bedroom; in each additional Bedroom and Loft: 1 Queen, King, or 2 Twin beds with headboard(s) and hotel quality mattresses. Each Bedroom and Loft should include nightstand(s) with lamp(s) or lighting adequate for reading and four-drawer dresser with mirror.
5. **LIVING ROOM:** One end table with lamp or other lighting adequate for reading; one coffee table or two small cocktail tables in good repair; one sofa and one sitting chair (or loveseat) in good repair with lighting adequate for reading; one cable-ready color television; one VCR or DVD player.
6. **PATIO/DECK:** One 30-inch (or larger) table with four chairs; patio furnishings must be matching and of good quality; propane BBQ with a rubber mat underneath for protection of the patio/deck area.
7. **MISCELLANEOUS:** Walls must be finished with paint and/or quality covering of a color and design complementing the balance of the unit’s décor, and ample coordinated wall décor. Floor covering must be of a design and color complementing the unit’s décor. Floors must be covered with carpet, ceramic tile, hardwood, or laminate wood. Vinyl/linoleum is acceptable only in the entry hall, kitchen, and bath areas. All closets must have doors. Owner’s personal possessions are to be stored in a locked closet. All signs and/or notices appearing anywhere in the unit must be approved by the Agent. Carpets and upholstery must be clean and in good repair.
8. **COMPLIANCE NOTICE:** Owners whose units are not in compliance with “Minimum Unit Standards” will be notified by Email or US mail and will have 30 (thirty) days in which to respond with intent to comply timely with Agent’s written notice of recommendations. The Rental Program Agent reserves the right to immediately cancel the Agreement, or alternatively withhold the unit from the Rental Program until compliance with such recommendations.

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 **INITIAL \_\_\_\_\_**

**PETERSON’S WATERFRONT RENTAL PROGRAM
 MINIMUM KITCHEN INVENTORY STANDARDS “REQUIRED”**

**(EXHIBIT B)**

1. **Dinnerware:** Number of matched place settings equal to unit occupancy limit plus 2 to include:

Dinner Plate Salad Plate Cereal Bowl Coffee Cup/Mug

1. **Flatware:** Number of matched place settings equal to unit occupancy limit plus 2 to include:

Dinner Knife Dinner Fork Salad/Dessert Fork Soup/Cereal Spoon Teaspoon

Two-piece Serving Set

1. **Cutlery:** Matching set

Bread Knife Butcher Knife Paring Knife Steak Knives

1. **Glassware:** Matching set equal to unit occupancy limit plus 2 to include:

12/16 oz. Glass Tumbler Juice Glass Wine 12/16 oz. Plastic Tumbler

1. **Kitchens Utensils/Bakeware:** (1 Each)

Bottle Opener Can Opener Corkscrew Grater Ladle

Measuring Spoons Meat Fork Pancake Turner Pasta Fork Potato Peeler

Solid Serving Spoon Whisk Pizza Pan Rubber Spatula Pie Plate

9x13 Cooking Pan Colander Measuring Cups Mixing Bowl Set Cookie Sheet

Slotted Serving Spoon Large Salad Bowl Glass Casserole Dish

1. **Pots & Pans:** Matching Set

2 - 3 Saucepans Frying Pan Stock Pot

1. **Accessories:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Juice Pitcher | Cutting Board | Ice Cube Trays | Tea Kettle | Paper Towel Holder |
| Broom & Dustpan | Doormat | Plunger | Mop/Bucket | Salt & Pepper Shakers |
| Iron & Ironing Board |  Wastebaskets (1 for each bathroom and 1 for kitchen) |

1. **Small Appliances**: All small appliances must be in good working order.

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| --- | --- |
| Blender Coffee Maker  | Mixer Toaster Vacuum Cleaner |
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**INITIAL\_\_\_\_\_\_\_**

**PWR:1/21**