

Painting

Minimum Standards Statement

Painting

Each property represented by Realty Management Associates, Inc. must be maintained in excellent condition. The quality of any paint project is essential to this standard. Some properties will require more or less detail based on certain criteria that will be explained on a case-by-case basis.

This statement is prepared for the benefit of the vendor performing paint projects for Realty Management Associates, Inc. The items detailed below must be completed as highlights of the painting task on every job.

1. Light switch and receptacle covers must be removed prior to paint. Do not apply any paint to switches or duplex receptacles.
2. Mask all unpainted surfaces adjoining painted areas. Paint on door casings, window casings, baseboards, floors, counter tops, light fixtures, windows, mirrors and etc is unacceptable.
3. Kitchen/bath cabinet hardware must be removed prior to paint. Paint on handles, hinges and knobs are unacceptable.
4. Repair of holes must be done in a manner that blends with the wall texture.
5. Cover shrubs, bushes and trees around all painted exterior surfaces. Do not get paint on landscape plants and grass.
6. Cover all Concrete Surfaces. Paint on sidewalks, patios, foundation walls, garage floors is unacceptable.
7. Haul all garbage. Remove all masking tape, paper and other garbage from the premises. DO NOT leave bags of garbage on the property.
8. Provide invoices with an accurate detail of materials and labor costs associated with the project. Submit these invoices within five days of completion. If charges are made to the accounts of Realty Management Associates, Inc attach a copy of the invoice.

As a representative of Realty Management Associates, Inc we rely on you to communicate all concerns observed while performing your painting task. Please notify the property manager of any deficiency found at the subject property.

We appreciate your efforts and consider you a valuable member of the Realty Management Associates team. Remember "DOING YOUR BEST" at all times will result in a successful relationship.

Thank You,

Marc Banner, President
Realty Management Associates, Inc.

Vendor Signature _____

Date _____