

How to know your Property meets our minimum qualifications?

LOCATION, LOCATION, LOCATION

Below is a link to a website where an interactive map of Baltimore City can be found. It uses colors to categorize different neighborhoods as ABCD. D areas are considered unsafe for our agents (D for Don't buy) and **we absolutely do not manage any D areas**. Anything between A to C+ neighborhoods we can manage provided the property owners are willing to renovate the house right to match our quality brand name and the quality tenants we want to attract.

<https://www.niche.com/places-to-live/reisterstown-baltimore-md/>



Class D Area: An area with any of the following characteristics:

- ☑ Above average crime for the City of Baltimore or the County in which the area exists.
- ☑ More than one (1) boarded up property per block and/or Immediately adjacent near a board up/vacant property
- ☑ Severely deferred maintenance issues
- ☑ Trash, debris, or illegal dumping
- ☑ Clear signs of illegal drug use or sales
- ☑ An unsafe environment

Here is that website with an interactive map mentioned above for Baltimore City:



<https://www.niche.com/places-to-live/baltimore-md/>

The following items are characteristics of a Property that meets our minimum standards:

- ☑ Is not located in a Class D Area
- ☑ No Deferred maintenance that causes one or more unsafe conditions for residents and/or guests
- ☑ Does not have original wooden windows with lead paint
- ☑ Is Not in violation of housing codes or violations
- ☑ Has no signs of mold infestation or extensive rodent infestation
- ☑ Has no strong odors
- ☑ Freshly painted with neutral tone colors preferably gray with white trim in Eggshell, Satin or Semi Gloss finish
- ☑ Has all Black or stainless steel appliances
- ☑ Central Air included
- ☑ Washer and Dryer included
- ☑ Lawn care in good condition

For anything that leads outside Baltimore City, we recommend using this link to evaluate if it's located in a good area and what kind of rent you will likely get if you rent to a BRHP voucher tenant.

This program's initial rent offer may be just okay compared with market value, but they have been very generous approving a 5% rent increase request each year as long as the property is in compliance. If you have time to read more on how they select Opportunity Area, you will see these are more desirable neighborhoods to live in general.

http://www.brhp.org/voucher_holders/property_eligibility

<https://brhp.org/search/>