



OUR MAINTENANCE GUARANTEE

As home inspections are typically done while the home is vacant or soon after a tenant moves in, inspections are not always successful in finding all the flaws with a property. Such flaws may only surface with time.

To protect our clients' cash flow and give them peace of mind, all Turnkey Properties come with a 90/180 warranty of a 90 and 180 day maintenance guarantee after the purchase date listed on the closing settlement statement. If a tenant is not in place at the time of closing, the warranty begins after the first day of the tenant lease.



Our 90-day warranty covers items within the four walls of the home. Depending on the season in which the property closed, it may be impossible to fully test both the heating and air systems at the time of closing, the 180-day warranty covers the home HVAC system.

Between renovation, property inspection, and this warranty, we are successful in substantially reducing maintenance costs during the first few years of ownership, especially during the initial tenant lease.

This warranty is our commitment that we stand by the work performed during property renovations and from the inspector's punch list. However, there are a few circumstances that are completely out of our control, which are listed in the exclusions below.

Certain circumstances are excluded from the 90/180 day warranty, including:

- Damage due to tenant negligence
- Vandalism/Theft
- Acts of God
- Force Majeure
- Power Surges
- Appliances not installed by Memphis Turnkey
- Pilot lighting of furnace
- Vermin
- Products that fall under manufactures warranty

Property Address: _____

Buyer: _____

Seller: _____

Date: _____