

Dreamhouse Property Listing Guidelines & General Terms (v2.1 - 2025-03-27)

Welcome to Dreamhouse!

At Dreamhouse, we understand that finding the perfect property, whether for rent or purchase, is a significant milestone. We are committed to simplifying this process by providing a transparent and supportive platform. This document serves as your comprehensive guide, outlining our guidelines and terms to ensure a smooth and informed experience.

Property Listing Guidelines

Our property listings are designed to be thorough and accurate, empowering you to make confident decisions. We maintain strict criteria to guarantee the quality and consistency of our offerings.

General Listing Criteria:

Dreamhouse showcases a diverse range of properties, including:

- Single-family homes
- Apartments
- Condominiums
- Townhouses
- Commercial spaces (where applicable)

All listings are located within our approved service regions, which include major metropolitan areas and surrounding suburbs within the following states: [List States]. Each listing features detailed neighborhood information, encompassing school ratings and districts, nearby parks and recreational areas, public transportation access, and local amenities. Interactive maps are included to provide a clear visual of the property's location and surrounding conveniences.

Properties must meet fundamental quality standards, including:

- Functional plumbing, heating, and electrical systems.
- Structural integrity.
- Adherence to local building codes.
- Proper ventilation and mold/mildew prevention.
- Smoke detectors and carbon monoxide detectors as required by local law.

Rental properties require a minimum 12-month lease unless otherwise specified. We guarantee all properties are move-in ready, which entails cleanliness, functional appliances, and the absence of visible damage. Accessibility features, if present, are clearly indicated. To ensure accurate representation, high-quality photographs and virtual tours (where available) are mandatory for all listings.

Property Pricing Structure:

Rental property pricing is determined by factors such as square footage, location, and amenities. We adhere to standardized rent ranges for various property types:

- Apartments: \$1,200 - \$2,500/month
- Single-family homes: \$2,000 - \$5,000/month

Pricing within these ranges varies based on specific amenities such as updated kitchens, in-unit laundry, and parking availability. Utility inclusion is clearly specified in each listing. Sales property pricing is based on market trends, location, and property size. Condominiums typically range from \$150,000 to \$350,000+, and single-family homes range from \$300,000 to \$1,000,000+. Any additional fees, such as maintenance fees, security deposits, and detailed utility information, are provided within each individual listing.

General Terms and Conditions

Rental and Purchase Terms:

Rental payments are due on the first of each month, unless otherwise specified in your lease agreement. We offer digital lease signing for your convenience. A detailed property condition report will be provided at both move-in and move-out. Our subletting policy is as follows: Subletting is not permitted without prior written consent from Dreamhouse.

For property purchases:

- Pre-approval for financing is required before an offer can be made.
- Closing costs and taxes are discussed transparently during the negotiation process.
- Digital purchase agreements are available.
- Buyers will receive copies of all inspection reports, including lead-based paint disclosures if applicable.
- The escrow process will be thoroughly explained.
- Homeowners insurance information will be provided.

Maintenance and Repairs:

For rental properties, tenants are responsible for minor maintenance, such as changing light bulbs and unclogging drains. Dreamhouse handles major repairs, including HVAC system failures, and structural issues. A clear protocol for submitting repair requests is available through our online portal, typically requiring a response within 24 hours. For sales properties, the warranty period is specified in the purchase agreement, and a clear protocol for warranty repair requests is provided.

Deposits and Fees:

Rental properties require a security deposit equivalent to one month's rent. Pet deposits and any applicable pet rent amounts are clearly detailed within the property listing. Buyers are responsible for property inspections, appraisal fees, and closing costs, which are typically 2-5% of the purchase price. For condominiums and townhouses, HOA fees and regulations are included in the listing details.

Property Modifications and Customization:

Tenants must obtain written approval from Dreamhouse before making any modifications to rental properties. Modifications must be reversible and cannot affect the structure or integrity of the property. Homeowners can make modifications to purchased properties, provided they comply with local zoning and building codes.

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Frequently Asked Questions (FAQs):

[Convert previous FAQ sections into paragraphs, maintaining the clarity and information, using a more conversational tone, and ensuring natural flow.]

Tenant and Buyer Guides:

[Convert previous tenant and buyer guides into paragraphs, maintaining the clarity and information, using a more conversational tone, and ensuring natural flow.] We recommend that all renters obtain renter's insurance, and homeowners obtain homeowners insurance to protect their investment.

Legal and Ethical Considerations:

Dreamhouse is committed to fair housing practices and does not discriminate based on race, color, religion, sex, national origin, familial status, disability, or any other protected characteristic. If applicable, lead-based paint and mold/asbestos disclosures will be provided. All user data is encrypted using industry-standard encryption and securely stored. We have a clear dispute resolution process in place, which involves mediation and, if necessary, arbitration. The Equal Housing Opportunity logo is included in all our materials.

Contact Us:

Our dedicated support team is available to assist you with any questions or concerns.

- For rental inquiries, please contact us at rental@dreamhouse.com or call (123) 456-7890.
- For sales inquiries, please contact us at sales@dreamhouse.com or call (123) 456-7891.

We aim to respond to all inquiries within 24 hours.

Terms of Use and Privacy Policy:

Our comprehensive Terms of Use and Privacy Policy are detailed below: [Insert Terms of Use and Privacy Policy Summaries or full text].

Additional Information:

- The Dreamhouse platform and all listings are fully optimized for mobile devices, ensuring a seamless experience on any device.
- Accessibility accommodations are available upon request.

Conclusion:

Thank you for choosing Dreamhouse. Our dedicated support team is here to assist you with any questions or concerns you may have throughout your property journey. We aim to provide a stress-free and rewarding experience.