



REAL-TIME LEASING  
EXPERTS IN PROPERTY MANAGEMENT

## Painting Guidelines/Addendum To Paint

- Low-tack masking tape to create straight lines and protect unpainted areas
- Paint can opener or flat head screw driver to open cans easily
- Hammer or mallet to close cans securely
- Step ladder to reach upper areas
- TSP to clean walls, doors and trim
- Drop cloth or plastic sheet to protect floors from paint
- Sealer to prepare grease, marker, pen or pencil stains on walls
- Aluminum paint tray to apply paint on roller
- Plastic paint tray liners for multiple use of tray without washing
- Fine sandpaper to smooth rough areas on walls and trim
- Putty knife and lightweight putty to repair cracks and holes on walls
- 2 inch angled brush for water base paint or varnish (natural color bristles)
- 2 inch angled brush for oil paint, varnish or concrete sealer (black bristles)
- 2 inch sponge brush for easy application on trim (wood handle)
- Hand grip roller brush with paint rolls (standard for smooth surfaces and thick for stucco or popcorn)
- Roller brush extension to screw into roller (broom stick)
- Paper towels or clean rags for hands and spills

I hereby agree to the following terms and read and understand the information above:

- I have provided Real-Time Leasing with the paint samples that will be used in my rental unit.
- I certify to the best of my knowledge that the paint being used is lead free.

\_\_\_\_\_  
Tenant/Date

\_\_\_\_\_  
Tenant/Date



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## Prepare your walls for paint

*Low luster water base paint for easy application and clean up  
Approximately 1 gallon per coat of a large room or 2 coats for a small room.*

- Repair holes or cracks in walls, use putty knife and putty to fill them as flat as the surrounding surface as possible and then sand in circular motion until smooth.
- If walls appear discolored or dirty, if anyone in the home has smoked regularly or if the room has not been painted in 2 or more years, wash walls with TSP (follow product directions) and allow drying for 24 hours.
- If grease, marker, pen or pencil stains remain on the walls after cleaning, use sealer (follow product directions) and allow drying.
- If walls are stain-free and have not been painted in 2 years, use damp rag to remove dust, working top down and allow drying for 2 hours depending on humidity.
- Place drop cloth on the floor under starting area (usually the edge of a wall or corner of a room).
- Tape areas that are not being painted or that require straight finishing lines.
- Press tape firmly along edge immediately prior to applying paint to prevent leakage.

**TIP** 

**If covering a dark or intense wall color,  
use a tinted primer and allow drying  
before painting with finishing color**



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## Paint your walls

- Stir paint to the bottom with wood stir stick right before painting (do not shake as shaking creates air bubbles).
- Pour paint into paint tray and cover can with lid.
- Use angled brush to paint edges and corners in the direction of each edge for an area of about 4 roller widths at a time (work top down).
- Use hand roller or extended roller to fill in framed area and repeat until each wall is completed (vertical movement, working top down).
- Allow paint to dry for 4 hrs in dry conditions or 8 hrs in humid conditions before applying the second coat.
- If areas require touching up, allow 4 to 8 hrs for paint to dry completely before attempting any touch-ups.

**TIP**



**If there are drips on walls or excessive splattering on hands, you may have too much paint on your brush and/or are rolling too fast.**

**TIP**



**Do not worry about the initial appearance of your color choice as the paint will dry darker and the color will become purer with the second application.**

**TIP**



**If you are planning to apply a second coat of the same color within a few days, you may wrap your paint brushes snugly in a clean plastic bag and store in the fridge or freezer rather than washing them with every use. Just remember to bring to room temperature in the bag before painting again.**