



Compliant Kitchens and Tenant-Owned Appliances

This applies to all SBL collateral and is especially relevant for properties that have studio/efficiency units. Prior to rate-lock, each residential unit must have a kitchen that can satisfy the following:

1. **Refrigeration unit**

Kitchens, at a minimum, must have space and an outlet for a refrigerator. If the landlord does not provide refrigerators and this is not common in the market, then the engineer must address the cost of replacement in the Physical Risk Report.

2. **Counter space with installed sink**

3. **Permanent/non-portable stove-top (i.e., Kitchenette)**

Tenant-owned non-portable stove tops may be considered on a pre-screen basis. Landlord stoves are to be installed at the time of tenant turnover and the PRR must include the estimated cost to replace all stoves with landlord provided appliances. The estimated cost is to be escrowed.

***Compliant bathroom:** The unit must also provide a compliant bathroom which means a toilet, either a shower or tub, and a sink (separate from the one in the kitchen).

Below is a photo example of a complete Avanti kitchen which is one of the most compact and sold as a single unit containing a sink, fridge, freezer, fixed burner/stove-top and a small storage space. This would be the bare minimum compliant kitchen – local market standards will be considered when determining acceptability.

