



Rent-Ready Standards  
designed to *protect*  
your investment.



# RENT-READY STANDARDS

All Mynd-managed properties must meet Rent-Ready Standards to ensure they are safe, functional, and compliant with local regulations.

These standards protect your investment by addressing repairs before they escalate, reducing liability risks by keeping the property up to code, and attracting high-quality, long-term residents—ultimately driving stronger returns.

## *Why Rent-Ready Standards Matter*

### **Protecting Your Investment**

Rent-Ready Standards help safeguard your property by ensuring necessary maintenance and repairs are identified and completed before it is leased or a resident moves in. These standards assist in minimizing future risks, preventing costly damages, and preserving the home's value.

*> Mynd averages 18 days between leasing a home and collecting the first rent payment.*

### **Driving Resident Lease Renewals**

Properties that meet these standards foster resident loyalty, leading to higher lease renewal rates and lowering turnover costs, including marketing, leasing fees, and vacancy periods.

*> Eight out of ten residents choose to renew their lease with Mynd.*

### **Attracting High-Quality Residents**

A well-maintained property attracts responsible, long-term residents. Homes that meet these standards for cleanliness, safety, and functionality typically command higher rent prices and experience lower vacancy rates.

### **Minimizing Liability Risks**

Ensuring your property meets safety standards and complies with local laws is essential for reducing the risk of accidents and legal liabilities. Proactively addressing safety hazards can help prevent costly lawsuits and insurance claims.

# THE PROCESS

## *Step 1: Property Inspection*

Once you've signed your property management agreement, we conduct a comprehensive property inspection to assess whether your home meets our Rent-Ready Standards. You'll receive a detailed inspection report that outlines:

- The current condition of your property
- Required repairs to meet Rent-Ready Standards
- Recommended marketability improvements that could enhance rental value

### INSPECTION CATEGORIES

#### ✔ **Safety** (Required)

The property must comply with local codes and safety regulations. This includes ensuring all locks, doors, windows, stairs, entryways, and fire/smoke/carbon monoxide detectors are secure and operational.

#### ✔ **Functionality** (Required)

All essential systems, including heating, cooling, water, electricity, gas, and cable connections, must be in good working order. Appliances, light fixtures, plumbing, windows, doors, and blinds must also be operable.

#### ✔ **Cleanliness** (Required)

The property must be free of dirt, stains, odors, clutter, and pests. Flooring, walls, appliances, and all surfaces (inside and out) must be professionally cleaned. Outdoor areas should also be well-maintained.

#### ◆ **Cosmetic Enhancements** (Recommended)

While not mandatory, upgrades such as fresh paint, updated fixtures, modern appliances, and landscaping can increase rental value and attract high-quality residents.



## Step 2: Rent-Ready Scope & Estimate

Following the inspection, we'll provide a detailed report outlining:

- Required repairs that must be completed before leasing can begin
- Recommended cosmetic improvements to improve marketability
- A cost estimate for the proposed work

Once you approve and submit payment for the necessary repairs, our team will begin work promptly. A final invoice will be provided upon completion.

**Inspection report**  
135 Johndy Ave | Kannapolis, NC 28083

In progress  
Turn #2554190 | Inspected Oct 5, 2024

1 Inspection review | 2 Summary | 3 Contribution

**BATHROOM 1**

DESCRIPTION	DESIGNATION	RESPONSIBLE	QTY	UNIT COST	TOTAL	
<b>Outlet / Switch cover</b> Match texture drywall minor repair holes & match texture - include primer - adjust for severity #FRD01	Safety	Owner	1	\$5.22	\$10.44	Required
<b>Bathroom - Hardware</b> Towel Bar 18 Inch - Install New/Replace Towel Bar - match finish to surround/room #FRD01	Functionality	Resident	1	\$27.03	\$27.03	Required
<b>Door - Interior</b> Install New/Replace Door - Install New - Prehung - match style to home hole in door broken frame #FRD01	Marketability	Resident (partial)	1	\$142.00	\$142.00	Decline Approve
<b>Plumbing - Shower Head</b> Install New/Replace Shower Head - Install New Shower Head - Match finish to surround, leaks water needs replacement or repair of rings #FRD01	Functionality	Owner	1	\$47.83	\$47.83	Required

**BEDROOM 1**

DESCRIPTION	DESIGNATION	RESPONSIBLE	QTY	UNIT COST	TOTAL	
<b>Door - Door Stop</b> Wall Mounted - Install New/Replace Door Stop - Install New - Wall Mounted #FRD01	Functionality	Owner	1	\$4.35	\$4.35	Required
<b>Electrical - Ceiling Fan</b> 52" - with Light Kit - Install New/Replace Match finish to home - Pull chain operation unit ON - no remote operated units. #FRD01	Functionality	Owner	1	\$43.48	\$86.96	Required
<b>Window - Window Screen and Frame</b> Install New/Replace Window - Screen/Frame - Replace window screen and frame (each) #FRD01	Functionality	Owner	1	\$47.83	\$95.66	Required

**EXTERIOR**

DESCRIPTION	DESIGNATION	RESPONSIBLE	QTY	UNIT COST	TOTAL	
<b>Secure Vinyl Fence</b> appears to have been installed incorrectly #FRD01	Marketability	Owner	1	\$4.35	\$4.35	Declined Approve
<b>Mailbox</b> Repair and secure existing mailbox #FRD01	Functionality	Owner	1	\$21.74	\$21.74	Required

**LANDSCAPE**

DESCRIPTION	DESIGNATION	RESPONSIBLE	QTY	UNIT COST	TOTAL	
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*A note from your property manager*  
The home has suffered some visible damage from furniture scuffs and wear and tear stains. A thorough cleaning is required to consider the home habitable.

### INSPECTION DATE

Scheduled asap to minimize vacancy.

### RESPONSIBILITY

Shows what the resident will be charged back for.

### PHOTOS

Detailed photos of the issues called out.

### APPROVAL

Users are capable of approving or declining marketability line items directly through the portal.

### DESIGNATION

Highlights which category the item falls into and whether it's required or optional.

### DESCRIPTION

Broken down by individual line items.

### ESTIMATED COST

Pre-negotiated pricing for materials and labor.

### *Step 3: Repairs & Maintenance Completion*

Your dedicated Mynd team will oversee all necessary repairs and improvements, ensuring your property meets Rent-Ready Standards efficiently and cost-effectively. We work directly with trusted local vendors to guarantee high-quality workmanship and timely completion.

#### *A Vetted Network of Quality Vendors*

Mynd partners with a carefully screened network of service providers to ensure reliable and professional repairs. We utilize a third-party compliance provider that validates and monitors vendor insurance policies. In addition, the dedicated Vendor team undertakes the following:

- ✔ Performance & Quality Audits – Assessing past work, reliability, and adherence to deadlines.
- ✔ Ongoing Monitoring & Feedback – Regular evaluations based on completed projects and investor satisfaction.

### *Step 4: Final Inspection & Certification*

Once all work is completed, we perform a final re-inspection to confirm your property meets all Rent-Ready Standards. After certification, the home is officially ready for leasing, and marketing efforts will begin.

*During the leasing process, we conduct vacant rent-ready inspections every two weeks to ensure the property remains in good condition and continues to meet Rent-Ready Standards.*

### **Next Steps**

Your dedicated support team is here to guide you through the process and ensure you have a clear understanding of the standards and expectations. If you have any questions, don't hesitate to reach out.

# MYND RENT-READY STANDARDS

## Safety

- All smoke and carbon monoxide detectors must be functional and meet code requirements.
- Dryer vents must be clear of debris.
- Dead trees should be removed from the property, and overhanging limbs should be a minimum of 3' away from the roofline.
- Interior doors must not have keyed locks.
- The property must be free of any life/safety hazards, such as exposed wiring, broken glass, or trip hazards.
- The property must be free of visible mildew or organic growth.
- All cameras and alarm systems not managed by Mynd (including Ring) must be removed.
- All padlocks must be removed from gates if keys are not provided.
- Surface flooring must be in good condition and free of trip hazards or safety issues.
- The property must comply with all local codes and regulations.
- All windows and other glass must be free of functional cracks and damage.
- All security bars that impact home egress must meet applicable state and local safety standards.
- Decks should be free of trip hazards and functionally stable.

## Cosmetic

- All walls and ceilings in living areas must be painted and free of holes; a reasonable effort should be made to patch any existing holes.
- Paint must be neutral and consistent in sheen, texture, and color from wall to wall.
- All TV wall mounts must be removed, with any resulting holes properly patched and painted.
- All wet areas must have fresh caulking to prevent leaks, water damage, and discoloration.
- All cabinetry, doors, windows, and vanities must be free of peeling paint or finish.
- Broken handles, hinges, doorknobs, and other hardware must be repaired or replaced.

## Functional

- All appliances must be in good working order.
- All light fixtures must function properly and have working bulbs, switches, and covers.
- Thermostats must be operable.
- Water heaters and HVAC systems must be in good working condition and installed in accordance with local regulations.
- Blinds are required on all street-facing windows, and blinds must be added to privacy areas.
- Gates and doors must open and close freely without obstruction.
- Fence needs to be working as intended
- All utilities must be turned on and operating as intended.
- All plumbing [Systems] must be in good working order, with sewage lines free of debris and adequate flow to prevent backups.
- Plumbing fixtures and appliances must not leak, and all sinks and tubs must drain properly.
- Required functional 1 remote per spot required and required mailbox keys.
- Broken handles, hinges, doorknobs, and other hardware must be repaired or replaced.
- Accordion-style plumbing needs to be replaced with PCV to avoid leaks.

## Clean

- All surfaces in every room must be clean, including appliances, light fixtures, fans, window sills, ceilings, walls, baseboards, and cabinet interiors.
- Ceiling fans, bathroom fans, HVAC vents, and all filters must be clean and free of dust and dirt.
- The property must show no signs of bugs, rodents, or other pests.
- All garbage, debris, and personal items must be removed from the home.
- Non-carpeted floors must be properly swept and mopped.
- Carpets must be professionally cleaned with truck-mounted equipment and free of pet odors, and pet stains.
- Flooring must be free of significant damage or trip hazards.
- All windows and window sills must be clean.
- All appliances (inside and out) must be clean, empty, and free from obstruction.
- Bathroom fixtures and counters must be free of rust and stains.