

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.

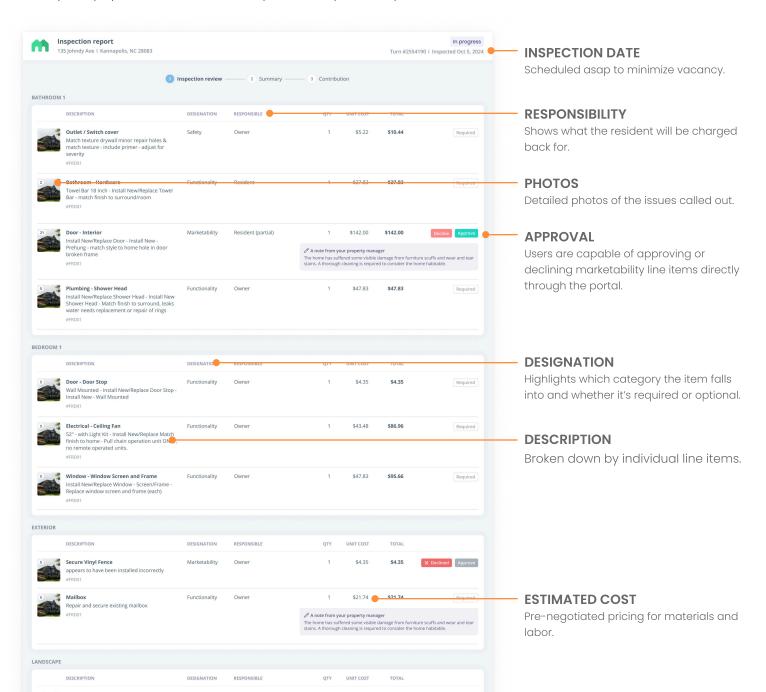


Step 2: Rent-Ready Scope & Estimate

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.



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 reinspection 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

mailbox keys.

Safety		Cle	Clean	
	All smoke and carbon monoxide detectors must be functional and meet code requirements. Batteries will be replaced at each turn.		All surfaces in every room must be clean, including appliances, light fixtures, fans, window sills, ceilings, walls, baseboards, and cabinet interiors.	
	Dryer vents must be clear of debris.		Ceiling fans, bathroom fans, HVAC vents, and all filters must	
	Interior doors must not have keyed locks.		be clean and free of dust and dirt.	
	The property must be free of any life/safety hazards, such as exposed wiring, broken glass, or trip hazards.		The property must show no signs of bugs, rodents, or other pests.	
	The property must be free of visible mildew or organic growth.		All garbage, debris, and personal items must be removed from the home.	
	All cameras and alarm systems not managed by Mynd		Non-carpeted floors must be properly swept and mopped.	
	(including Ring) must be removed.		Carpets must be professionally cleaned with truck-mounted	
	All padlocks must be removed from gates if keys are not provided.		equipment and free of pet odors, and pet stains. Flooring must be free of significant damage or trip hazards.	
	Surface flooring must be in good condition and free of trip		All windows and window sills must be clean.	
	zards or safety issues.	_	All appliances (inside and out) must be clean, empty, and	
	The property must comply with all local codes and	_	free from obstruction.	
	regulations.		Bathroom fixtures and counters must be free of rust and	
	All windows and other glass must be free of functional cracks and damage.		stains.	
	All security bars that impact home egress must meet applicable state and local safety standards.			
Fu	nctional	Со	esmetic	
	All appliances must be in good working order.		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.	
	All light fixtures must function properly and have working bulbs, switches, and covers.			
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	Thermostats must be operable.		any existing holes. Paint must be neutral and consistent in sheen, texture, and	
٥	, ,	0	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.	
0	Thermostats must be operable. Water heaters and HVAC systems must be in good working	0	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,	
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