












## MODULE 6 CHECKLIST – REHABBING PROPERTIES

In this module you will learn how to rehab your mobile home based on the exit strategy. We will discuss the similarities and differences of single-family residential homes and mobile homes; take you through the step-by-step process of a successful rehab; and teach you what not to do and the major things to avoid. Since most rehabs are cosmetic, we will dive into a cosmetic rehab and what it takes for it to be successful.

### Key Points:

- Make sure that you're organized throughout the whole process so you can start your rehab quickly.
- Don't wait until you buy or take title to a property before you build your crew; follow all the steps in these modules in order.
- Don't drive all over town to save a hundred dollars on materials. Pick out one set of materials once and then use it over and over again, or get your contractor to pick up materials.
- When starting out, focus on mobile homes that need only a cosmetic rehab.
- Follow a scope of work. For example:
  - Specialty inspections and any structural repairs
  - Roof repair
  - Work on the outside of the property
  - Rough landscaping
  - Fencing

**Key Points** *(cont'd):*

-  Demo interior and haul off
  -  Any electrical or plumbing work
  -  Paint outside
  -  Repair walls
  -  Bathrooms
  -  Paint and trim
  -  Flooring
  -  Counter tops
  -  Final plumbing and fixtures
  -  Touch-ups and final landscaping
  -  Final haul off and cleaning
-  Keep the finish out basic; mobile homebuyers and renters are looking for a clean affordable place to live