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# The BRRRR Stage Checklists

The whole machine on one page, from Chapter 14. Come back to this when you're mid-deal and your brain is full.

## BUY

- Deep discount — problem property, motivated seller, Chapter 4 math
- Funding lined up: short-term owner financing or private money, fees negotiated to the back end
- Repair funds included in the borrow if possible (zero out of pocket)
- Exit numbers penciled BEFORE closing:  $\text{expected appraisal} \times 75\text{--}80\%$  minus all-in = your check

## REHAB

- Every dollar serves the appraiser or the tenant
- Cheap-but-durable materials: budget granite or laminate tops, carpet or proven flooring, one paint color across the portfolio
- Roof handled properly — no visible patches, no skimping
- Team building as you go: collect the plumber, HVAC tech, carpenter, handyman, and appliance person from this job for the next twenty jobs

## RENT

- Tenant screened (Chapter 13 system), deposit collected, lease signed
- Move-in scheduled after the appraisal when the timeline allows
- Lease packet ready for the lender

## REFINANCE

- Stage one: local no-seasoning bank, 75–80%, speed and cheap closing costs
- Appraiser assigned? If it's one you know runs low, cancel early and request another
- Stage two on the calendar: 30-year fixed DSCR within a year or two
- Then REPEAT: same dollars, next house

*One warning that belongs beside every checklist: you're only as good as your team. Build the team WHILE you rehab — every project should leave you with more skilled people in your phone than you started with. Titles don't matter; skills do.*