

Deal Connect

SAMUELLEEDS

DUE DILIGENCE PACK

FLIP

PROPERTY DETAILS (SUMMARY)

Property Address	[insert address]
Agreed Purchase Price	[insert purchase price]
Type of Tenure	[insert whether Freehold or Leasehold]
Occupancy	[insert whether Vacant Possession or Tenanted]
Estate or Lettings Agent	[Insert agent's details]
Property Type	[insert whether Flat or House]
Number of Bedrooms	[insert number of bedrooms]
Property Size	[insert link to floorplans]
Link to Video Tour/Brochure	[insert link to video tour/brochure]

PROPERTY PHOTOS

[INSERT PHOTOS HERE]

DEAL VIABILITY

<p>a. TOTAL COST = LESS THAN 75% END VALUE</p>	<p>Evidence that the purchase price (inc. all costs) plus the refurb price equal 75% or less of the estimated end value</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">Refurb costs</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">End value</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% costs v end value</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	Refurb costs	£	TOTAL COSTS	£	End value	£	% costs v end value	%
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<p>b. TOTAL COST = 75-80% END VALUE</p>	<p>Evidence that the purchase price (including all costs) plus the refurb price are equal to 75-80% of end value</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">Refurb costs</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">End value</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% costs v end value</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	Refurb costs	£	TOTAL COSTS	£	End value	£	% costs v end value	%
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<p>c. TOTAL COST = 80-90% END VALUE</p>	<p>Evidence that the purchase price (including all costs) plus the refurb price are equal to 80-90% of end value (e.g. your calculations)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">Refurb costs</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">End value</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% costs v end value</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	Refurb costs	£	TOTAL COSTS	£	End value	£	% costs v end value	%
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<p>d. TOTAL COST = OVER 90% END VALUE</p>	<p>Evidence that the purchase price (including all costs) plus the refurb price are equal to more than 90% of end value (e.g. your calculations)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">Refurb costs</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">End value</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% costs v end value</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	Refurb costs	£	TOTAL COSTS	£	End value	£	% costs v end value	%
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DUE DILIGENCE

Question 1 – Property Viewing

Answer 1 a	Evidence that you viewed the property yourself (e.g. photo, video or proof of appointment) [INSERT EVIDENCE HERE]
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Answer 1 b	Evidence that a professional has viewed the property on your behalf (e.g. screenshot of email or message) [INSERT EVIDENCE HERE]
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Question 2 – Listed Building (if applicable)

Answer 2 b	Evidence that you have factored in the cost of renovating a listed building (e.g. builder's quote) [INSERT EVIDENCE HERE]
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Question 3 – Planning Permission (if applicable)

Answer 3b	Evidence that you are likely to get planning permission (e.g. report from Planning Consultant) [INSERT EVIDENCE HERE]
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Question 4 – Permitted Development Rights

Answer 4 b	Evidence that you will be able to use Permitted Development Rights (e.g. report from Planning Consultant) [INSERT EVIDENCE HERE]
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Question 5 – GDV & Comparables

Answers 5a, 5b and 5c	GDV and comparable properties (e.g. screenshots and links to comparables) Comparable 1 [insert link here] [INSERT PHOTO EVIDENCE HERE] Comparable 2 [insert link here] [INSERT PHOTO EVIDENCE HERE] Comparable 3 [insert link here] [INSERT PHOTO EVIDENCE HERE]
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Question 6 – Standard Construction

Answer 6 b	Confirmation from Mortgage Broker that you will be able to obtain finance on this property (e.g. email or message from broker) [INSERT EVIDENCE HERE]
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Answer 6 c	Evidence that this property is of standard construction (e.g. email or message from estate agent or Title Deeds) [INSERT EVIDENCE HERE]
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Question 7 – Refurbishment Builders’ Quotes

Answers 7 a	Evidence of multiple builder’s quotes (copies of the builders’ quotes) [INSERT EVIDENCE HERE]
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Answers 7 b	You are an experienced builder yourself (copy of your builder’s quote) [INSERT EVIDENCE HERE]
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Answers 7 c	Evidence of one builder’s quote (copy of a builder’s quote) [INSERT EVIDENCE HERE]
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Answer 7 d	Quote My Refurb Estimation (e.g. screenshot or report) [INSERT EVIDENCE HERE]
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Answer 7 e	You are experienced with refurbishments (e.g. evidence of your own detailed quote) [INSERT EVIDENCE HERE]
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Question 8 – Freehold Property

Answer 8 b	Evidence that the property is freehold (e.g. Estate Agent’s brochure or Title Deeds) [INSERT EVIDENCE HERE]
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Question 9 – Leasehold Property

Answer 9 a	Evidence that Lease is over 100 years (e.g. Estate Agent's brochure or Title Deeds) [INSERT EVIDENCE HERE]
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Answer 9 b	Evidence that Lease is under 100 years and evidence of quote to extend the lease (e.g. Estate Agent's brochure or Title Deeds and price of extending the lease – email or screenshot) [INSERT EVIDENCE HERE]
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Question 10 – Leasehold costs

Answer 10 a	Evidence of costs of ground rent and service charge (e.g. Estate Agent's information or other document) [INSERT EVIDENCE HERE]
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Question 11 – Vacant Possession

Answer 11 a	Evidence that the property is acquired with vacant possession (e.g. Estate Agent's email/message or brochure) [INSERT EVIDENCE HERE]
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Answer 11 b	Evidence that the property is tenanted (e.g. Estate Agent's brochure or Tenancy Agreement) [INSERT EVIDENCE HERE]
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Question 12 – EPC Rating

Answers 12 a, b and c	Evidence of EPC Rating (e.g. Estate Agent's brochure or screenshot) [INSERT EVIDENCE HERE]
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Answer 12 d	Evidence of EPC Rating and costs to upgrade (e.g. Estate Agent's brochure and quote to upgrade the EPC rating) [INSERT EVIDENCE HERE]
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Questions 13 & 14 – no evidence required

Question 15 – Auction Fees

Answer 15 a	Evidence of auction fees being included in your calculations (e.g. your calculations showing auction fees) [INSERT EVIDENCE HERE]
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Question 16 – Legal Pack

Answer 16 a	Evidence that a solicitor has read the legal pack and approved the purchase of the property (e.g. solicitor's email) [INSERT EVIDENCE HERE]
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Question 17 – Survey of Auction Property

Answers 17 a	Evidence of independent building survey (e.g. independent surveyor's report) [INSERT EVIDENCE HERE]
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