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**DUE DILIGENCE PACK**

**FLIP**

PROPERTY DETAILS (SUMMARY)

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

PROPERTY PHOTOS

|  |
| --- |
| **[INSERT PHOTOS HERE]** |

DEAL VIABILITY

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **TOTAL COST = LESS THAN 75% END VALUE** | **Evidence that the purchase price (inc. all costs) plus the refurb price equal 75% or less of the estimated end value**   |  |  | | --- | --- | | Purchase Price | £ | | Refurb costs | £ | | TOTAL COSTS | £ | | End value | £ | | % costs v end value | % |   **.** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **TOTAL COST = 75-80% END VALUE** | **Evidence that the purchase price (including all costs) plus the refurb price are equal to 75-80% of end value**   |  |  | | --- | --- | | Purchase Price | £ | | Refurb costs | £ | | TOTAL COSTS | £ | | End value | £ | | % costs v end value | % |   **.** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **TOTAL COST = 80-90% END VALUE** | **Evidence that the purchase price (including all costs) plus the refurb price are equal to 80-90% of end value**  (e.g. your calculations)   |  |  | | --- | --- | | Purchase Price | £ | | Refurb costs | £ | | TOTAL COSTS | £ | | End value | £ | | % costs v end value | % |   **.** |

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| 1. **TOTAL COST = OVER 90% END VALUE** | **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)   |  |  | | --- | --- | | Purchase Price | £ | | Refurb costs | £ | | TOTAL COSTS | £ | | End value | £ | | % costs v end value | % |   **.** |

DUE DILIGENCE

Question 1 – Property Viewing

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| **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]** |

Question 2 – Listed Building (if applicable)

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| --- | --- |
| **Answer 2 b** | **Evidence that you have factored in the cost of renovating a listed building**  (e.g. builder’s quote)  **[INSERT EVIDENCE HERE** |

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]** |

Question 4 – Permitted Development Rights

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| **Answer 4 b** | **Evidence that you will be able to use Permitted Development Rights**  (e.g. report from Planning Consultant)  **[INSERT EVIDENCE HERE]** |

Question 5 – GDV & Comparables

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| --- | --- |
| **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]** |

Question 6 – Standard Construction

|  |  |
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| **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]** |

Question 7 – Refurbishment Builders’ Quotes

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| --- | --- |
| **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]** |

|  |  |
| --- | --- |
| **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]** |

Question 8 – Freehold Property

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| **Answer 8 b** | **Evidence that the property is freehold**  (e.g. Estate Agent’s brochure or Title Deeds)  **[INSERT EVIDENCE HERE]** |

Question 9 – Leasehold Property

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| **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]** |

Question 10 – Leasehold costs

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| **Answer 10 a** | **Evidence of costs of ground rent and service charge**  (e.g. Estate Agent’s information or other document)  **[INSERT EVIDENCE HERE]** |

Question 11 – Vacant Possession

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| **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]** |

Question 12 – EPC Rating

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| **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]** |

Questions 13 & 14 – no evidence required

Question 15 – Auction Fees

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| **Answer 15 a** | **Evidence of auction fees being included in your calculations**  (e.g. your calculations showing auction fees)  **[INSERT EVIDENCE HERE]** |

Question 16 – Legal Pack

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| **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]** |

Question 17 – Survey of Auction Property

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