

Deal Connect

SAMUELLEEDS

DUE DILIGENCE PACK BUY TO LET

PROPERTY DETAILS (Step 1)

Property Address	[insert address]
URL to the property	[insert link to video tour/brochure]
Comparable 1	[insert url]
Comparable 2	[insert url]
Comparable 3	[insert url]
Property Type	[insert type e.g. house, flat, etc.]
Number of bedrooms	[number of bedrooms]
Property Size in m2	[insert m2]
Agreed Purchase Price	[agreed price]
Refurbishment costs	[refurbishment costs]
Estimated GDV	[estimated Gross Development Value]
Estimated Rental Price	[estimated rental price per month]
Estimated Monthly Costs	[estimated monthly costs]
Estimated Monthly Profit	[estimated monthly profit]
Type of Tenure	[Freehold or Leasehold]
Occupancy	[Vacant Possession or Tenanted]
Estate or Lettings Agent	[Insert agent's details]
Local Amenities	[insert distance from schools, hospitals, universities, public transport, city centre, cinema, pubs and restaurants, etc.]
Does it feel safe at night?	[yes or no]

PURPOSE OF THE DEAL (STEP 2)

DELETE AS APPROPRIATE:	<ul style="list-style-type: none"> • I am selling the deal via deal connect • I am selling the deal myself • I am not selling the deal
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DEAL VIABILITY (Step 3)

INCOME/OUTGOINGS	AMOUNT (£)
MONEY UPFRONT	
Deposit:	£
Mortgage fees:	£
Legal fees:	£
Refurb costs:	£
Other:	£
MONTHLY COSTS	
Mortgage:	£
Council tax:	£
Utility bills:	£
Broadband:	£
TV:	£
Maintenance costs:	£
Voids:	£
Cleaning:	£
Insurance:	£
Management costs:	£
Other:	£
INCOME PER MONTH:	£
PROFIT PER MONTH:	£
PROFIT PER YEAR:	£
ESTIMATED ROI	%

DUE DILIGENCE (Step 4)

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 – Landlord identity

Answer 2 b	Evidence that you have checked the title deeds to ensure the landlord is not an imposter (e.g. copy of Title Deeds) [INSERT EVIDENCE HERE]
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Question 3 – Value of the property

Answer 3a	Evidence that you know the value of the property (e.g. estate agents quotes, comparables or official valuation) [INSERT EVIDENCE HERE]
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Question 4 – Agreed purchase price

<p>Answer 4 a, b, c and d</p> <p>a. Agreed purchase price is 20% + below market value</p> <p>b. Agreed purchase price is 10-19 % below market value</p> <p>c. Agreed purchase price is 1- 9 % below market value</p> <p>d. Agreed purchase price is equal to market value</p>	<p>Evidence of BMV (below market value) and evidence purchase price (e.g. email from landlord or estate agent)</p>
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Question 5 – Estimations of rental

<p>Answer 5a</p>	<p>Evidence of estate agent's estimation of rental for that address (e.g. email from estate agent)</p> <p>[INSERT EVIDENCE HERE]</p>
<p>Answers 5b</p>	<p>Evidence of comparable properties in similar estate of similar size recently rented at that price (like for like) (e.g. screenshot of comparables)</p> <p>[INSERT URLs of comparables here]</p>
<p>Answer 5c</p>	<p>Evidence of comparable properties recently rented at that price but not like for like (e.g. screenshot of comparables)</p> <p>[INSERT URLs of comparables here]</p>

Question 6 – Mortgage

Answer 6 a	Evidence of mortgage quote or online mortgage calculator for a 75% BTL interest-only mortgage of the finished value (e.g. email from broker or screenshot of mortgage calculator or mortgage quote) [INSERT EVIDENCE HERE]
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Question 7 – Mortgage Stress Test

Answer 7 a	Evidence that the monthly rental is 25%+ more than the monthly mortgage payment (e.g. show the two figures separately and the percentage difference between them) [INSERT EVIDENCE HERE]
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Answer 7 b	Evidence that the monthly rental is 1-25% more than the monthly mortgage payment (e.g. show the two figures separately and the percentage difference between them) [INSERT EVIDENCE HERE]
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Answer 7 c	Evidence that the monthly rental is the same or less than the mortgage (e.g. show the two figures separately and the percentage difference between them) [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 the property is leasehold (e.g. Estate Agent's brochure or Title Deeds) [INSERT EVIDENCE HERE]
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Question 10 – Length of Lease

Answer 10 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 10 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 quote to extend – email or screenshot) [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 or message) [INSERT EVIDENCE HERE]
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Answer 11 b	Evidence that the property is tenanted (e.g. Estate Agent's email/message 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 from https://www.gov.uk/find-energy-certificate) [INSERT EVIDENCE HERE]
Answer 12 d	Evidence of EPC Rating and costs to upgrade (e.g. Estate Agent's brochure or screenshot from https://www.gov.uk/find-energy-certificate , and quote to upgrade EPC rating) [INSERT EVIDENCE HERE]

Questions 13 and 14 do not require evidence

Question 15 – Auction fees

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

Answer 16 a	Evidence that 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

Answers 17 a	<p>Evidence of independent building survey (e.g. independent surveyor’s report)</p> <p>[INSERT EVIDENCE HERE]</p>
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