

Deal Connect

SAMUELLEEDS

DUE DILIGENCE PACK

LEASE OPTION

PROPERTY DETAILS (Step 1)

Property Address	[insert address here]
URL Link for property	[insert URL link here]
Property Type	[house, flat, maisonette, etc.]
Tenure	[Freehold or Leasehold (and length of lease)]
Option Price	[insert price of Option]
Option Length	[insert length of Option lease]
Purchase Price	[insert purchase price here]
Number of bedrooms	[insert number of bedrooms]
If SA, nightly rates	[insert nightly rate]
If HMO, rate per room	[insert rate per room pcm]
If BTL, rental pcm	[insert rate pcm]
Estimated costs pcm	[insert estimated monthly costs]
Estimated income pcm	[insert estimated monthly income]
Estimated monthly profit	[insert estimated monthly profit]
Estate or Lettings Agent	[Insert agent's details here]
Comparable 1	insert url]
Comparable 2	[insert url]
Comparable 3	[insert url]

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)

A. AGREED PRICE IS THE SAME OR LESS THAN CURRENT VALUE	<p>CURRENT VALUE: £</p> <p>AGREED PRICE: £</p>
B. AGREED PRICE IS 1-9% OF CURRENT VALUE	<p>CURRENT VALUE: £</p> <p>AGREED PRICE: £</p>
C. AGREED PRICE IS 10-19% OF CURRENT VALUE	<p>CURRENT VALUE: £</p> <p>AGREED PRICE: £</p>
D. AGREED PRICE IS 20-39% OF CURRENT VALUE	<p>CURRENT VALUE: £</p> <p>AGREED PRICE: £</p>
E. AGREED PRICE IS 40% HIGHER THAN CURRENT VALUE	<p>CURRENT VALUE: £</p> <p>AGREED PRICE: £</p>

DUE DILIGENCE (STEP 4)

Question 1 – Property Viewing

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

Question 2 – Landlord Identity

Answer 2 a	Evidence of the landlord's identity (e.g. a copy of the Title Deeds) [INSERT EVIDENCE HERE]
Answer 2b	Evidence of landlord's identity is with the Estate Agent (e.g. email from Estate Agent that the named landlord owns the property) [INSERT EVIDENCE HERE]

Question 4 – Purchase Price

Answer 4 a	Evidence that you have agreed the purchase price (e.g. email from landlord or estate agent) [INSERT EVIDENCE HERE]
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Question 5 – Current Value

Answer 5 a	Evidence of the property's current value (e.g. official valuation, estate agent's written quote, or recent like-for-like comparables) [INSERT VALUATION OR AGENT'S QUOTE HERE] OR Comparable 1: URL Comparable 2: URL Comparable 3: URL
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Question 6 – Consideration Fee (Option Price)

Answers 6a, 7b, 7c & 7d	Evidence that you have agreed a Consideration Fee of either: a. £1 b. Less than 5% of purchase price c. 5-10% purchase price d. Over 10% purchase price (e.g. email from landlord or estate agent) [INSERT EVIDENCE HERE]
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Question 7 – Term Length

Answer 7b, 7c, 7d	Evidence of the agreed term length of either: b. less than 2 years c. 2-4 years d. over 5 years [INSERT EVIDENCE HERE] (e.g. email from landlord or estate agent)
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Question 8 – Agreed Monthly Fee

Answers 8 b c and d	Evidence of agreed monthly fee and whether it: a. costs nothing b. covers the cost of the landlord's mortgage c. equals market rent or more [INSERT EVIDENCE HERE] (e.g. email from landlord or estate agent)
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Question 9 – Landlord's Mortgage & Insurance

Answers 9 a	Confirmation from the Landlord that they will not be in breach of their own mortgage or insurance agreements (e.g. confirmed in the contract) [INSERT EVIDENCE HERE]
Answers 9 b	Confirmation from the Landlord that they will not be in breach of their own mortgage or insurance agreements (e.g. email only) [INSERT EVIDENCE HERE]

Question 10 – does not require DD

Question 11 – Article 4 (SA)

Answer 11b and 11c	<p>Evidence that you have researched whether or not the property falls within an Article 4 area where planning permission may be required to run a property as serviced accommodation (e.g. use the Article 4 Map https://www.samuelleeds.com/online/article-4-search/) and either</p> <ul style="list-style-type: none">b. the property has grandfather rights; orc. you have factored in the time and cost of obtaining planning permission to run the property as SA <p>[INSERT EVIDENCE HERE]</p>
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Question 12 – Head Lease Restrictions (SA)

Answer 12 a	<p>Evidence that you have seen the Head Lease and there are no restrictions (e.g. copy of the Head Lease)</p> <p>[INSERT EVIDENCE HERE]</p>
Answer 12 b	<p>Evidence that the Head Lease has no restrictions from the landlord or agent (e.g. email from landlord or agent)</p> <p>[INSERT EVIDENCE HERE]</p>

Question 13 – Comparables (SA)

Answer 13 a, b and c	Evidence of comparables showing nightly rates and occupancy rates Comparable 1: URL Comparable 2: URL Comparable 3: URL [
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Question 14 – Property Classification (HMO)

Answer 14 a, b or c	Evidence of the property classification (C,3, C4 or Sui Generis) (e.g. screenshot from local authority or estate agent) [INSERT EVIDENCE HERE]
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Question 15 – Room Sizes (HMO)

Answer 15a	Evidence that you have measured the room sizes yourself (e.g. your measurements) [INSERT EVIDENCE HERE]
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Question 16 – Article 4 (HMO)

Answer 16 a	Evidence that the property is not in an Article 4 area (e.g. screenshot from local authority map or other source) [INSERT EVIDENCE HERE]
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Answer 16b	Evidence that the property has grandfather rights and certificate of lawfulness (e.g. screenshot from local authority map or other source) [INSERT EVIDENCE HERE]
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Answer 16 c	Evidence that the property is not in an Article 4 area but it may be coming soon (e.g. screenshot from local authority map or other source) [INSERT EVIDENCE HERE]
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Answer 16 d	Evidence of costs and timescale of obtaining planning permission (e.g. screenshot of costs and calculations from planning consultant) [INSERT EVIDENCE HERE]
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Question 17 – HMO Status (HMO)

Answer 17 a	Evidence that the property is currently run as an HMO (e.g. estate agent confirmation, landlord confirmation) [INSERT EVIDENCE HERE]
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Question 18 – HMO Licence (HMO)

Answer 18 a	Evidence of HMO licence (e.g. screenshot and URL of licence from local authority website) [INSERT EVIDENCE HERE]
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Question 19 – Demand (HMO)

Answers 19 a, b, c and d	Evidence of Demand a. Strong b. Moderate c. Emerging d. Low (e.g. screenshots from HMO managers' opinion in writing, and screenshots of demand from platforms such as spareroom.co.uk, propertymarketintel.co.uk, etc.) <p style="text-align: center;">[INSERT EVIDENCE HERE]</p>
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Question 20 – Estimations of Rental (HMO)

Answers 20 a	Estimate of rental from HMO Manager confirming address and rental estimates (e.g. screenshots of HMO managers' opinion in writing) <p style="text-align: center;">[INSERT EVIDENCE HERE]</p>
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Answers 20 b	Evidence of recent HMO rentals within the same estate and of the same size (e.g. screenshots from spareroom.co.uk, propertymarketintel.co.uk, etc) <p style="text-align: center;">[INSERT EVIDENCE HERE]</p>
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Answers 20 c	Evidence of recent similar HMO rentals but not quite like for like (further away, different type of estate) (e.g. screenshots from spareroom.co.uk, propertymarketintel.co.uk, etc) <p style="text-align: center;">[INSERT EVIDENCE HERE]</p>
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Question 21 – Estimations of Rental (BTL)

Answers 21 a	Evidence of estate agent confirming address and rental estimates (e.g. screenshots of estate agent email) <p style="text-align: center;">[INSERT EVIDENCE HERE]</p>
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Answers 21 b	<p>Recent evidence of similar properties within same estate and of same size renting at estimated rental price (e.g. screenshots from spareroom.co.uk, propertymarketintel.co.uk, etc)</p> <p>[INSERT EVIDENCE HERE]</p>
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Question 22 – Monthly profit

INCOME/OUTGOINGS	AMOUNT (£)
MONEY UPFRONT Option fee: Deposit: Rent upfront: Refurb costs: Other:	£ £ £ £ £
MONTHLY COSTS Rent: Council tax: Utility bills: Broadband: TV: Maintenance costs: Management costs: Insurance: Cleaning: Voids: Other:	£ £ £ £ £ £ £ £ £ £ £
INCOME PER MONTH:	£
PROFIT PER MONTH:	£
PROFIT PER YEAR:	£

Question 23 – Refurbishment

Answer 23 b and c	Evidence of refurbishment costs (e.g. Quote My Refurb report or builder's quotes) [INSERT EVIDENCE HERE]
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