A purple text on a black background

Description automatically generated

**RENT TO SA**

**DUE DILIGENCE PACK**

PROPERTY DETAILS (STEP 1)

**NO NEED TO COMPLETE IF ALREADY COMPLETED ON THE ELECTRONIC FORM**

**(although must be completed if compiling a brochure for Deal Connect)**

|  |  |
| --- | --- |
| **Property Address**  **URL Link for property**  **Number of bedrooms**  **Rental cost pcm**  **Estimated Rental**  **Estimated Rental Profit**  **Length of Lease**  **Break Clause**  **Size of property m2**  **Local Amenities**  **Comparable 1**  **Comparable 2**  **Comparable 3** | [insert address here]  [insert link here]  [insert number here]  [insert agreed rental cost pcm]  [insert estimated rental price]  [insert estimated rental profit pcm]  [insert length of lease agreement]  [insert length of break clause & whether reciprocal]  [insert square metres]  [insert distance, where applicable, from schools, hospitals, universities, public transport, city centre, cinema, pubs and restaurants, etc.]  [insert url]  [insert url]  [insert url] |

PURPOSE OF THE DEAL (STEP 2)

|  |  |
| --- | --- |
| **DELETE AS APPROPRIATE:** | * I am selling the deal via deal connect * I am selling the deal myself * I am not selling the deal |

DEAL VIABILITY (STEP 3)

|  |  |
| --- | --- |
| **INCOME/OUTGOINGS** | **AMOUNT (£)** |
| **MONEY UPFRONT**  Deposit:  Rent upfront:  Refurb costs:  Other: | £  £  £  £ |
| **MONTHLY COSTS**  Rent:  Council tax:  Utility bills:  Broadband:  TV:  Maintenance costs:  Cleaning:  Voids:  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]** |

|  |  |
| --- | --- |
| **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 – Article 4

|  |  |
| --- | --- |
| **Answer 2b** | **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/)  **INSERT EVIDENCE HERE]** |

Question 3 – Agent Registration

|  |  |
| --- | --- |
| **Answer 3 a** | **Evidence of Estate Agent’s registration**  (e.g. screenshot)  **[INSERT EVIDENCE HERE]** |

Question 4 – Landlord Identity

|  |  |
| --- | --- |
| **Answer 4 a** | **Evidence of the landlord’s identity**  (e.g. Title Deeds)  **[INSERT EVIDENCE HERE]** |

Question 5 – Landlord Consent

|  |  |
| --- | --- |
| **Answer 5 a** | **Evidence that the landlord is happy for this property to be rented through a company and to be used for the intended purposes** (e.g. email from landlord and/or letting agent)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answer 5 b** | **Evidence that the landlord is happy for this property to be rented through a company and to be used for the intended purposes** (e.g. phone call or appointment with landlord and/or letting agent)  **[INSERT EVIDENCE HERE]** |

Question 6 – Head Lease

|  |  |
| --- | --- |
| **Answer 6 a** | **Evidence that there is no head lease restriction**  (e.g. copy of the head lease)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answer 6 b** | **Evidence that there is no head lease restriction from landlord or estate agent**  (e.g. email from landlord or estate agent)  **[INSERT EVIDENCE HERE]** |

Question 7 – Length of Lease Agreement

|  |  |
| --- | --- |
| **Answer 7 a** | **Evidence of the agreed terms for the length of lease you’ve negotiated**  (e.g. email from landlord/letting agent and a copy of the contract)  **[INSERT EVIDENCE HERE]** |

Question 8 – Break Clause

|  |  |
| --- | --- |
| **Answer 8 a** | **Evidence of the length and reciprocity of the break clause**  (e.g. email from landlord/letting agent and a copy of the contract)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answer 8 b** | **Evidence of the length and reciprocity of the break clause – verbal agreement**  (e.g. phone call and/or appointment with landlord/letting agent)  **[INSERT EVIDENCE HERE]** |

Question 9 – Lease Agreement

|  |  |
| --- | --- |
| **Answer 9 a** | **Evidence that a PIMS contract was used**  (e.g. a copy of the contract)  **[INSERT EVIDENCE HERE]** |

Question 10 – Landlord’s Contractual Obligations

|  |  |
| --- | --- |
| **Answers 10 a** | **Evidence that the Landlord will not be in breach of his own mortgage or insurance agreements**  (e.g. email from landlord and contract)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answers 10 b** | **Evidence that the Landlord will not be in breach of his own mortgage or insurance agreements**  (e.g. contract)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answers 10 c** | **Evidence that the Landlord will not be in breach of his own mortgage or insurance agreements**  (e.g. email from landlord)  **[INSERT EVIDENCE HERE]** |

Question 11 – Comparables

|  |  |
| --- | --- |
| **Answers 11a, 11b and 11c** | **Evidence of comparable properties and their nightly rates** (e.g. URLs comparables)  **Comparable 1: URL**  **Comparable 2: URL**  **Comparable 3: URL** |

Question 12 – Prepayment Meter

|  |  |
| --- | --- |
| **Answer 12 b** | **Evidence of costs if changing from a prepayment meter**  (e.g. calculation of costs)  **[INSERT EVIDENCE HERE]** |

Question 13 – WiFi

|  |  |
| --- | --- |
| **Answers 13 a** | **Evidence of that the property has fast Wifi**  (e.g. screenshot of Wifi testing from fast.com or other)  **[INSERT EVIDENCE HERE]** |

Large Documents

Documents too large to include here (over two A4 pages) must be listed in the box below next to their relevant question number and must be uploaded as separate attachments using the link provided.

|  |  |
| --- | --- |
| **Question Number** | **Document Name** |