

Deal Connect

SAMUELLEEDS

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

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]
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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 – 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]
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Question 3 – Agent Registration

Answer 3 a	Evidence of Estate Agent's registration (e.g. screenshot) [INSERT EVIDENCE HERE]
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Question 4 – Landlord Identity

Answer 4 a	Evidence of the landlord's identity (e.g. Title Deeds) [INSERT EVIDENCE HERE]
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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]
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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]
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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]
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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]
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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]
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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]
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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]
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Question 9 – Lease Agreement

Answer 9 a	Evidence that a PIMS contract was used (e.g. a copy of the contract) [INSERT EVIDENCE HERE]
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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]
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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]
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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]
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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
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Question 12 – Prepayment Meter

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