

Deal Connect

SAMUELLEEDS

RENT TO HMO DUE DILIGENCE PACK

PROPERTY DETAILS (STEP 1)

**NO NEED TO COMPLETE IF ALREADY COMPLETED ON THE ELECTRONIC FORM
(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 per room	[insert estimated rental price per room]
Estimated TOTAL Rental	[insert estimated TOTAL rental price]
Estimated TOTAL 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:	£
Voids:	£
Cleaning:	£
Other:	£
INCOME PER MONTH:	£
PROFIT PER MONTH:	£
PROFIT PER YEAR:	£
ESTIMATED ROI	%

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]
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Answer 1 c	Evidence that you viewed the property yourself (e.g. photo, video or proof of appointment) [INSERT EVIDENCE HERE]
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Question 2 – Property Classification

Answer 2 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 3 – Room Sizes

Answer 3a	Evidence that you measured the room sizes yourself (e.g. please list your measurements room by room) [INSERT EVIDENCE HERE]
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Question 4 – Article 4

Answer 4 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]
Answer 4 b	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]
Answer 4 c	Evidence that the property has grandfather rights and certificate of lawfulness (e.g. screenshot from local authority map or other source) [INSERT EVIDENCE HERE]

Question 5 – HMO Status

Answer 5 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 6 – HMO Licence

Answer 6a	Evidence that an HMO licence exists for this property (e.g. screenshot from local authority website) [INSERT EVIDENCE HERE]
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Answer 6b	Evidence of time and cost of making an HMO licence application (e.g. please list costs and time estimate to obtain the licence or permission) [INSERT EVIDENCE HERE]
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Question 7 – Agent Registration

Answer 7 a	Evidence of Estate Agent's registration with PRS or TPO (e.g. screenshot of their registration) [INSERT EVIDENCE HERE]
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Question 8 – Landlord Identity (if dealing direct)

Answer 8 a	If dealing direct with a landlord, please provide evidence of the landlord's identity to ensure the person you are dealing with is not a conman posing as the owner/landlord (e.g. Title Deeds) [INSERT EVIDENCE HERE]
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Question 9 – Landlord Consent

Answer 9 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 or message from landlord and/or letting agent) [INSERT EVIDENCE HERE]
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Question 10 – Length of Lease Agreement

Answer 10 a	Evidence of the agreed terms for the length of lease you've negotiated (e.g. email or message from landlord/letting agent and a copy of the contract) [INSERT EVIDENCE HERE]
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Question 11 – Break Clause

Answer 11	Length of break clause and evidence of it (e.g. email or message from landlord/letting agent and a copy of the contract) LENGTH OF BREAK CLAUSE: [INSERT EVIDENCE HERE]
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Question 12 – Lease Agreement

Answer 12 a	Evidence that a PIMS contract was used (e.g. a copy of the contract) [INSERT EVIDENCE HERE]
Answer 12 b	Evidence that a contract similar to the PIMS contract was used (you have compared it to the PIMS contract) (e.g. a copy of the contract) [INSERT EVIDENCE HERE]

Question 13 – Landlord's Mortgage & Insurance

Answers 13 a and b	Evidence that the Landlord will not be in breach of his own mortgage or insurance agreements (e.g. contract or email) [INSERT EVIDENCE HERE]
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Question 14 – Demand

Answers 14 a, b, c & d	Evidence of Demand (e.g. screenshots from HMO managers in writing, spareroom.co.uk, propertymarketintel.co.uk, etc) [INSERT EVIDENCE HERE]
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Question 15 – Estimations of Rental

Answer 15a	HMO Manager's estimate at that address (e.g. HMO Managers estimate) [INSERT EVIDENCE HERE]
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Answer 15b	Evidence of rentals of a VERY similar property (e.g. URLs of 3 comparable properties renting at that price) [INSERT EVIDENCE HERE]
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Answer 15c	Evidence of an ALMOST similar property, but not quite like for like (i.e. further away), recently rented at that price (e.g. URLs of 3 almost similar properties) [INSERT EVIDENCE HERE]
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Question 16 – WiFi

Answers 16 a	Evidence of that the property has fast Wifi (e.g. screenshot of wifi testing from fast.com or other at 100 Mbps or more) [INSERT EVIDENCE HERE]
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Question 17 – Fire Safety

Answers 17 a	Evidence that the property is compliant with fire safety rules (e.g. a current HMO licence, a fire safety officer inspection report, a fire risk assessment) [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