

Sample Due Diligence Information Sheet

International Deal (can be adapted for UK/other opportunities)

General Information	
Name of the development / property and developer/agent	
Give details which make this development an attractive investment, including: <ul style="list-style-type: none"> • Local amenities • Transport • What is the local market? • Who will buy here? 	
What are the weak points about this as an investment?	
What are the payment terms/how is the deal structured?	
What % of units have been sold to investors?	
Who is the developer – do they have a track record?	
Can we see other developments?	
Synopsis of the deal – why you should buy here.	

What is the investment exit strategy: BTL/CG/Flip/etc	
Are the properties at a discount?	
What is the discount based on?	
Is there an independent valuation?	
Are there comparable sales figures?	
Any other information?	
Timescale	
What is the current status of the development?	
When will investment be required- what are payment stages?	
Expected timescale for completion of deal.	
Exit strategy for investment and timescale	
Any other information.	
Finance	
Full contact details of the broker	
Process for UK citizen to get a mortgage	
Are mortgages Interest Only or Capital & Repayment?	

What is the maximum age a mortgage can extend to?	
Current best mortgage for EMPLOYED non-residents incl. LTV, term, interest rate, redemption penalties, arrangement fees, etc.	
How is income proven? EMPLOYED	
Current best mortgage for SELF-EMPLOYED non-residents incl. LTV, term, interest rate, redemption penalties, arrangement fees, etc.	
How is income proven? SELF-EMPLOYED	
Current best mortgage for SELF-CERTIFIED non-residents incl. LTV, term, interest rate, redemption penalties, arrangement fees, etc.	
How is income proven? SELF-CERTIFIED	
What are the rules for buying in your own name is you are married?	
What is the full process to acquire a mortgage?	
What are the tax implications if selling?	
What are tax implications on rental income?	
Any other information	

Legals	
Full details of the lawyer	
Is the lawyer independent from the developer?	
Will legal agreements be in English?	
Is Power of Attorney needed?	
Is a visit necessary?	
Any restrictions for foreigners owning in this country?	
How is any deposit money guaranteed to be safe?	
Are there any onerous/unusual conditions in the contract?	
Any other information	
Lettings/Resale	
Contact details for lettings agent	
Are there comparable lettings figures?	
Do they do full lettings and management?	
Any other information	

Summary of contact details	
PPP contact	
Deal contact	
Broker contact	
Solicitor contact	
Letting Agent contact	
Developer contact	
Any other information	
Financial Info Checklist	
Purchase costs	
Property purchase taxes	
Costs to allow foreigners to acquire property	
Legal costs	
Notary fees	
Broker fees	
Mortgage arrangement fee	
Valuation fees	
Finder's fees	
Any costs excl. from purchase price e.g. kitchen/parking etc. Any costs to allow the property to be let/re-sold	
Ongoing costs	
Ground rent	
Service charges	
Letting agent to setup new tenancy	
Letting agents ongoing fees	
Insurance costs	
Resale costs	
Estate agent fee	
Legal costs for resale	
Any other costs	