

FP Deal Proposition Sheet

The Vendor:

Name(s)			
Do they live at the property?	Yes / No	How long?	_____years
Why are they selling			
Why are they interested in selling to us			
How old are they?		What is their access to credit like?	
What is their cashflow situation pcm?			
Are they sophisticated vendors?	Yes / No	Have you spent at least an hour with the vendors?	Yes / No
Have you broached a sophisticated solution? If so what have you proposed and how have they reacted?			

The Property:

Address			
On market?	Yes / No	How long?	_____weeks
Estimated current value:	£ _____	Current asking price:	£ _____
Is it mortgageable in it's current condition?	Yes / No	Number of bedrooms:	
Size of property?	_____ sq ft	Size of plot?	_____ acres
It is detached / terraced etc?		How many floors?	
Score out of ten for the area	_____ / 10	Is there an agent involved?	Yes / No
Is the property encumbered?		LTV of mtg:	_____ %
Cost of the mtg pcm	£ _____	Repayment / Interest Only	R / IO
Monthly single AST rent pcm	£ _____	Monthly HMO rent pcm	£ _____

The Deal:

Potential Solution A	Which is the top solution that springs to mind as being a win-win for us and the vendor?	
	What are the upfront costs of the above (itemise them), how do you propose to raise them?	
	What is the monthly ROI on the above investment (itemised in gross numbers)	
Potential Solution B	Which is the next best solution that springs to mind as being a win-win for us and the vendor?	
	What are the upfront costs of the above (itemise them)	
	What is the monthly ROI on the above investment (itemised in gross numbers)	
Potential Solution C	Which is the third best solution that springs to mind as being a win-win for us and the vendor?	
	What are the upfront costs of the above (itemise them)	
	What is the monthly ROI on the above investment (itemised in gross numbers)	

Additional Notes: