

Initial Due Diligence

CHECKLIST

Done	Due Diligence Item
	Determine level of flip rehab:
	Light
	Medium
	Heavy
	Determine holding time
	Find rehabbed comps with target finishings
	Adjust comps for feature values
	Add purchase costs based on your market:
	Wholesale Fee
	Broker Fee
	Commissions
	Inspections
	Survey
	Appraisal
	Title Search
	Title Insurance - Owner
	Title Insurance - Lender
	Attorney
	Escrow
	Add sale costs:
	Commissions
	Broker Fee
	Staging
	Property Photography
	Appraisal
	Buyer Closing Costs
	Home Warranty
	Termite Inspections
	Termite Tenting
	Title Insurance
	Transfer Taxes
	HOA Transfer fee
	Add holding costs:
	Alarm
	Insurance
	Utilities
	Taxes
	HOA Fees
	Add financing costs:
	Interest
	Points on origination
	Fees
	Use general \$/sqft to estimate rehab costs
	Set desired profit % to calculate target offer price
	Determine if gap between current asking price and target offer price is negotiable
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