Lead Sheet: Deal Underwriting
Contact: Test Lead
Address: 123 Main St Gotham, NY 19644
Phones:
123-456-7890 - Mobile (primary)
Emails:
admin@sellmyhome-as-is.com (primary)

1. City Population? Is it close to any bigger cities?
Google the "city & state" population and look for any bigger cities that are max 45 minute drive away

2. What is the ARV(after repair value)?
Try and find a similar home nearby with similar square footage, bedroom/bathroom count, and year built that has been completely remodeled within the last year

3. What is the best comp address you can find? similar bed/bath,sq ft, year built, condition...and what did it sell for or what is it active at?
Try and find a similar home nearby with similar square footage, bedroom/bathroom count, and year built in similar condition to the subject house that sold recently or is currently active for sale.

4. What is the potential spread on this deal? The price you think we can sell for minus the price we can get it under contract for
Think about the price it can ACTUALLY sell for, not the price we can list it for. Example: Seller agrees to sell for 70k, we believe we can list it for 110k and get an offer at 90k, our spread would be 20k. The price we sold for is 90k minus the price we got it for 70k.

5. Estimated Repair cost
Use the rehab calculator and type in the square footage of the house and choose from the 3 options given.

6. How much is rent?
Look up by putting the address in Zillow Rent Manager(go with the lower number) or Searching on HUD FMR link searching by county and zip code

7. Does this qualify for seller finance or subject to?
The house qualifies for seller finance if there is no mortgage. The house qualifies for Subject To if there asking price is close to what they owe on the house.

8. Does this qualify for section 8?
The house qualifies for Section 8 if you can find the county and zip code on HUD FMR link

9. What is the best exit strategy?
Wholesale

10. Additional Notes
Add any relevant notes form the Discovery Script Notes