

CODA EQUITIES

EXTERNAL RESIDENTIAL DUE DILIGENCE

DUE DILIGENCE REQUIREMENTS:

- All rental & tenant agreements effecting the property including residential manager contract and any Section 8 or subsidy contracts
- Tenant and owner signed estoppels for all units
- All rental increases
- Current rent roll
- Delinquency report
- 3 years operating history statements (income and cash flow statements)
- Copies of last 3 months of rental payments
- 5 years loss history from insurance carrier
- Most recent rent registration certificate
- 12 mos utility bills
- All vendor/service bills, account Numbers and contracts
 - Gardener, Pest Control, Laundry, Elevator, Pool, Phone Line, Cleaner, Trash, etc.
- Property/Vendor Contracts
- Any LAHD/Health Dept/Gov't Agency notices and/or violations, upcoming inspections
- Any and all permits pulled for the property
- Copy of the COO
- Any existing or pending lawsuits, litigation or evictions
- Parking diagram & storage Diagram
- Any environmental testing/test results/reports/correspondence relating to the property
- Current mortgage statement
- Property tax statement
- Copy of insurance policy
- Has the property been listed for sale or under contract in escrow in the last 12 months?
- List of capital improvements completed within the last 60 mos
- If applicable, copy of soft-story letter, plans, or improvements

CONTACT

LOCATION 4601 Wilshire Blvd., Suite 225, Los Angeles, CA 90010

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