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| | | | 861 | |

**SAMPLE
REPORT**

NOTE: Some items have been removed from report for confidentiality.

| SERVICE LEVELS | | | | | | | |
|----------------|----------------|------|--------------------------|----------------------------------|----------|------------------------------|---------|
| CATEGORY | SUB-CATEGORY | DATE | DILIGENCE ITEM | SERVICE LEVEL | SELECTED | SOURCE | DUE |
| RESEARCH | DEAL BREAKERS | 01 | TOP 5 DEAL BREAKERS | (⚙️) DEAL BREAKERS | PAGES | DDP TEAM: CS | 5 days |
| RESEARCH | DUE DILIGENCE | 02 | DUE DILIGENCE ITEMS | (o) FULL DILIGENCE | YES | DROPBOX | 30 days |
| FILES | ONLINE | 03 | FILE FOLDER | (o) FULL DILIGENCE | N/A | DROPBOX | 30 days |
| CITY | REQUEST | 04 | LAND USE VERIFICATION | (o) FULL DILIGENCE | YES | CITY | 30 days |
| REPORT | LEASE AUDIT | 05 | NAME MATCH REPORT | (o) FULL DILIGENCE REPORT | YES | DDP TEAM: CS | 30 days |
| REPORT | P&L VS BILLS | 06 | P&L VS BILLS DISCREPANCY | (o) FULL DILIGENCE REPORT | YES | DDP TEAM: CS | 30 days |
| REPORT | POH LIST | 07 | IN EXCEL (FOR IMPORT) | (o) FULL DILIGENCE REPORT | YES | DDP TEAM: CS | 30 days |
| REPORT | TENANT LIST | 08 | IN EXCEL (FOR IMPORT) | (o) FULL DILIGENCE REPORT | YES | DDP TEAM: CS | 30 days |
| RECON | PARK VIDEO | 09 | VIDEO PARK | (△) RECON SERVICE | YES | ON SITE | 30 days |
| RECON | PARK VIDEO | 10 | VIDEO SURROUNDING AREA | (△) RECON SERVICE | YES | ON SITE | 30 days |
| RECON | PARK VIDEO | 11 | VIDEO HOMES | (△) RECON SERVICE | YES | ON SITE | 30 days |
| RECON | PARK VIDEO | 12 | VIDEO UTILITIES | (△) RECON SERVICE | YES | ON SITE | 30 days |
| RECON | PARK VIDEO | 13 | SEWER LINE INSPECTION | (△) RECON SERVICE | YES | ON SITE | 30 days |
| RECON | PARK MAP | 14 | MAP OF UTILITIES | (△) RECON SERVICE | YES | ON SITE | 30 days |
| RECON | POH PICTURE(S) | 15 | INVENTORY REPORT | (△) RECON SERVICE REPORT | YES | ON SITE | 30 days |

| COMMUNITY DESCRIPTION | | | | | | | |
|-----------------------|----------------|--------|-----------------------|--|-----------|--------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| PARK | DEED | 01 | OWNER ON RECORD | | Completed | DDP TEAM: AS | o FULL DD |
| PARK | PLAT | 02 | PLAT FOR PROPERTY | | Completed | | o FULL DD |
| PARK | DESCRIPTION | 03 | PARK NAME - ALIAS | | Completed | | o FULL DD |
| PARK | DESCRIPTION | 04 | OWNER NAME - LEGAL | | Completed | | o FULL DD |
| PARK | DESCRIPTION | 05 | ADDRESS | | Completed | | o FULL DD |
| PARK | DESCRIPTION | 06 | CITY | HARKER HEIGHTS | Completed | | o FULL DD |
| PARK | DESCRIPTION | 07 | STATE | TX | Completed | | o FULL DD |
| PARK | DESCRIPTION | 08 | ZIP CODE | 76548 | Completed | | o FULL DD |
| PARK | DESCRIPTION | 09 | COUNTY | BELL | Completed | | o FULL DD |
| PARK | ID | 10 | COUNTY PARCEL ID(s) | | Completed | | o FULL DD |
| PARK | GEO ID | 11 | GEO ID | | Completed | | o FULL DD |
| PARK | PARCEL | 12 | PARCEL LEGAL DESC | | Completed | | o FULL DD |
| PARK | LAST PURCHASED | 13 | LAST PURCHASED | November 15th, 2010 | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 14 | POPULATION | 29,142 | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 15 | POPULATION GROWTH | 126.95% | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 16 | UNEMPLOYMENT RATE | 4.60% | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 17 | MEDIAN HOME PRICE | \$169,100.00 | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 18 | METRO AREA | Killeen-Temple Metro Area | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 19 | METRO AREA POPULATION | 431032 | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 20 | PROS | Cost of living, Stable economy, Healthcare | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 21 | CONS | Entertainment, Arts and culture, Summer heat | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 22 | DISTANCE FROM METRO | 5 miles, 11 minutes | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 23 | CRIME | Complete & Uploaded | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 24 | SEX OFFENDER REGISTRY | Complete & Uploaded | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 25 | EMPLOYERS | 2015: Military driven (53,000), KSID(6000) | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 26 | AVG MHP LOT RENTS | \$234 (no utilities) | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 27 | AVG MHP OCCUPANCY | 85% | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 28 | AVG 2 BED APT RENT | \$856 | Completed | | o FULL DD |
| PARK | DEMOGRAPHICS | 29 | AVG 3 BED APT RENT | \$1,067 | Completed | | o FULL DD |
| PARK | ONLINE MAP | 30 | GOOGLE DRIVE THROUGH | | Completed | | o FULL DD |
| PARK | ONLINE MAP | 31 | GOOGLE AERIAL MAP | | Completed | | o FULL DD |



Due Diligence Partners

Scoping it out for you!

| COMMUNITY CONTACTS | | | | | | | |
|--------------------|--------------|--------|-------------------|---|-----------|--------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| CONTACTS | SELLER(S) | 01 | PRIMARY NAME | | Completed | DDP TEAM: AS | o FULL DD |
| CONTACTS | SELLER(S) | 02 | PRIMARY ADDRESS | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 03 | PRIMARY EMAIL | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 04 | PRIMARY PHONE | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 05 | PRIMARY FAX | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 06 | SECONDARY NAME | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 07 | SECONDARY ADDRESS | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 08 | SECONDARY EMAIL | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 09 | SECONDARY PHONE | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 10 | SECONDARY FAX | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 11 | SITE CONTACT | | Completed | | o FULL DD |
| CONTACTS | TITLE | 12 | TITLE COMPANY | | Completed | | o FULL DD |
| CONTACTS | TITLE | 13 | TITLE CONTACT 1 | | Completed | | o FULL DD |
| CONTACTS | TITLE | 14 | TITLE CONTACT 2 | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 15 | ALT CONTACT | | Completed | | o FULL DD |
| CONTACTS | SELLER(S) | 16 | ALT CONTACT | | Completed | | o FULL DD |
| CONTACTS | BROKER | 17 | SELLER'S BROKER | Seller is Broker | Completed | | o FULL DD |
| CONTACTS | BROKER | 18 | BUYER'S BROKER | Seller is Broker | Completed | | o FULL DD |
| CONTACTS | ATTORNEY | 19 | SELLER'S ATTORNEY | | Completed | | o FULL DD |
| CONTACTS | ATTORNEY | 20 | BUYER'S ATTORNEY | | Completed | | o FULL DD |
| CONTACTS | CITY | 21 | PLANNING DEPT | | Completed | | o FULL DD |
| CONTACTS | CITY | 22 | PLANNING DEPT | | Completed | | o FULL DD |
| CONTACTS | CITY | 23 | ZONING DEPT | | Completed | | o FULL DD |
| CONTACTS | CITY | 24 | CODE DEPT | | Completed | | o FULL DD |
| CONTACTS | CITY | 25 | OTHER DEPT | | Completed | | o FULL DD |
| CONTACTS | TAXING | 26 | DISTRICT | | Completed | | o FULL DD |
| CONTACTS | CONTRACTOR | 27 | CONTACT 1 | | Completed | | o FULL DD |
| CONTACTS | CONTRACTOR | 28 | CONTACT 2 | | Completed | | o FULL DD |
| CONTACTS | CONTRACTOR | 29 | CONTACT 3 | | Completed | | o FULL DD |
| CONTACTS | CONTRACTOR | 30 | CONTACT 4 | Resident at #5 doing odd work, 1099, no license | Completed | | o FULL DD |
| CONTACTS | CONTRACTOR | 31 | CONTACT 5 | | Completed | | o FULL DD |

| PROPERTY CONTRACT | | | | | | | |
|-------------------|--------------|--------|--------------------|---|-----------|--------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| CONTRACT | DATES | 01 | DATE OF EXECUTION | | Completed | DDP TEAM: AS | o FULL DD |
| CONTRACT | DATES | 02 | START OF DILIGENCE | | Completed | | o FULL DD |
| CONTRACT | DATES | 03 | DILIGENCE DAYS | 30 | Completed | | o FULL DD |
| CONTRACT | DATES | 04 | FINANCE DAYS | 45 | Completed | | o FULL DD |
| CONTRACT | DATES | 05 | CLOSING DATE | | Completed | | o FULL DD |
| CONTRACT | DETAILS | 06 | | | Completed | | o FULL DD |
| CONTRACT | DETAILS | 07 | | | Completed | | ⚡ BREAKER |
| CONTRACT | DETAILS | 08 | | Buyer | Completed | | o FULL DD |
| CONTRACT | DETAILS | 09 | | Standard Proration as of 1st | Completed | | o FULL DD |
| CONTRACT | DETAILS | 10 | | Standard, {ie submetered tenant bills} | Completed | | o FULL DD |
| CONTRACT | DETAILS | 11 | | Standard Proration as of 1st | Completed | | o FULL DD |
| CONTRACT | DETAILS | 12 | | N/A, {amendment drafted/signed?} | Completed | | o FULL DD |
| CONTRACT | DETAILS | 13 | | | Completed | | o FULL DD |
| CONTRACT | DETAILS | 14 | | At Closing, {ie info about unobtainable titles} | Completed | | o FULL DD |
| CONTRACT | DETAILS | 15 | | | Completed | | o FULL DD |
| CONTRACT | ADDENDUM | 16 | | | Completed | | o FULL DD |

| PROPERTY TAXES | | | | | | | |
|----------------|--------------|--------|---------------------|--|-----------|---------------------------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| TAXES | ASSESSED | 01 | ASSESSED VALUE | | Completed | County Assessor | o FULL DD |
| TAXES | ASSESSED | 02 | 2017 TAXABLE VALUE | Not yet assessed for 2017 | Completed | County Assessor | o FULL DD |
| TAXES | ASSESSED | 03 | 2016 ASSESSED VALUE | | Completed | County Assessor | o FULL DD |
| TAXES | ASSESSED | 04 | 2015 ASSESSED VALUE | | Completed | County Assessor | o FULL DD |
| TAXES | ASSESSED | 05 | 2014 ASSESSED VALUE | | Completed | County Assessor | o FULL DD |
| TAXES | ASSESSED | 06 | PROTEST HISTORY | Taxes have not been protested by owner | Completed | | o FULL DD |
| TAXES | ASSESSED | 07 | MARKET VALUE | | Completed | | o FULL DD |
| TAXES | ASSESSED | 08 | APPRAISAL | Not performed by current owner | Completed | | o FULL DD |
| TAXES | ASSESSED | 09 | TAX BILL AMOUNT | | Completed | | o FULL DD |
| TAXES | ASSESSED | 10 | TAX RATE | 2.42462 | Completed | | o FULL DD |
| TAXES | ASSESSED | 11 | LAND VALUE | | Completed | | o FULL DD |
| TAXES | ASSESSED | 12 | DWELLING VALUE | | Completed | | o FULL DD |
| TAXES | PROJECTED | 13 | | | Completed | | o FULL DD |
| TAXES | PROJECTED | 14 | | | Completed | | o FULL DD |

| ZONING AND COMPATIBILITY | | | | | | | |
|--------------------------|----------------|--------|----------------------|---|-----------|-------------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| ZONING | CLASSIFICATION | 01 | ZONED AS | | Completed | Plng Dpt Response | ☠ BREAKER |
| ZONING | CLASSIFICATION | 02 | BORDERING PROPERTIES | | Completed | | ☠ BREAKER |
| ZONING | ONLINE | 03 | GIS LINK | | Completed | | ☠ BREAKER |
| ZONING | COMPLY | 04 | WITH ZONING CODES | Existing is Legal Non-Conforming | Completed | | ☠ BREAKER |
| ZONING | COMPLY | 05 | VARIANCES IN PLACE | | Completed | | ☠ BREAKER |
| ZONING | EASEMENTS | 06 | EASEMENTS GRANTED | | Completed | | ☠ BREAKER |
| ZONING | LICENSE | 07 | STATE REQUIRED | Only County Business licenserequired | Completed | | ○ FULL DD |
| ZONING | LICENSE | 08 | CITY REQUIRED | | Completed | | ○ FULL DD |
| ZONING | LICENSE | 09 | COUNTY REQUIRED | Not Yearly, One Time Only and it should transfer once the new owner's set up an account with the city of Harker Heights, TX (root of dropbox) | Completed | | ○ FULL DD |
| ZONING | LICENSE | 10 | MHP LICENSE REQUIRED | No. Business license required | Completed | | ○ FULL DD |
| ZONING | PERMITS | 11 | | Yes, for any structures | Completed | | ○ FULL DD |
| ZONING | PERMITS | 12 | | No | Completed | | ○ FULL DD |
| ZONING | PERMITS | 13 | | Yes, from county | Completed | | ○ FULL DD |
| ZONING | PERMITS | 14 | | Yes, for any new homes moved in or new buildings | Completed | | ☠ BREAKER |
| ZONING | PERMITS | 15 | | Yes, storage shed (mailboxes) on concrete slab - has electric, used to laundry room. 2nd Structure: Large shed. | Completed | | ☠ BREAKER |
| ZONING | CONDITIONAL | 16 | | N/A | Completed | | ☠ BREAKER |
| ZONING | OVERLAY | 17 | | KIL-MHPARK (neighborhood plan) | Completed | | ☠ BREAKER |
| ZONING | LAND LEGAL | 18 | | YES: City Permit/TXDOT Permit | Completed | | ☠ BREAKER |
| ZONING | LAND LEGAL | 19 | | N/A | Completed | | ○ FULL DD |
| ZONING | LAND LEGAL | 20 | | Yes, with special use permit | Completed | | ○ FULL DD |
| ZONING | FLOOD | 21 | | Not on FEMA, Not in County: Ref Dropbox maps | Completed | | ☠ BREAKER |
| ZONING | FLOOD | 22 | | | Completed | | ☠ BREAKER |
| ZONING | SET BACKS | 23 | | 35' between homes | Completed | | ☠ BREAKER |
| ZONING | VENDOR | 24 | | Yes | Completed | | ○ FULL DD |

| INFRASTRUCTURE | | | | | | | |
|----------------|--------------|--------|------------------|---|-----------|--------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| PARK AGE | YEAR | 01 | YEAR BUILT | | Completed | | o FULL DD |
| LOT | INVENTORY | 02 | # OF TOTAL LOTS | | Completed | | ⚠ BREAKER |
| LOT | INVENTORY | 03 | # OF USABLE LOTS | All lots usable (24 very short(50ft)) but can accommodate short homes and RVs per county) | Completed | | ⚠ BREAKER |
| LOT | INVENTORY | 04 | # OF VACANT | | Completed | | ⚠ BREAKER |
| LOT | INVENTORY | 05 | # OF VACANT | | Completed | | 🏠 RECON |
| LOT | INVENTORY | 06 | | N/A, A double wide takes up 2 lots | Completed | | ⚠ BREAKER |
| LOT | INVENTORY | 07 | | | Completed | | ⚠ BREAKER |
| LOT | INVENTORY | 08 | | | Completed | | ⚠ BREAKER |
| LOT | DIMENSIONS | 09 | | N/A, A double wide takes up 2 lots | Completed | | ⚠ BREAKER |
| LOT | DIMENSIONS | 10 | | Single wide only, Most accomodate up to 70 | Completed | | ⚠ BREAKER |
| LOT | CARPORT | 11 | | 0 | Completed | | ⚠ BREAKER |
| LOT | CARPORT | 12 | | N/A | Completed | | ⚠ BREAKER |
| LOT | PARKING | 13 | | 2 per home | Completed | | o FULL DD |
| LOT | PARKING | 14 | | Allowed | Completed | | o FULL DD |
| LOT | PARKING | 15 | | No | Completed | | o FULL DD |
| LAND | ACRES | 16 | | No usable land | Completed | | ⚠ BREAKER |
| LAND | ACRES | 17 | | | Completed | | ⚠ BREAKER |
| LAND | ACRES | 18 | | N/A | Completed | | ⚠ BREAKER |
| LAND | ACRES | 19 | | | Completed | | ⚠ BREAKER |
| LAND | PLANNING | 20 | | | Completed | | ⚠ BREAKER |
| LAND | PLANNING | 21 | | | Completed | | ⚠ BREAKER |
| LAND | PLANNING | 22 | | | Completed | | ⚠ BREAKER |
| LAND | PLANNING | 23 | | | Completed | | ⚠ BREAKER |
| LAND | PLANNING | 24 | | | Completed | | ⚠ BREAKER |
| LAND | AMENITIES | 25 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 26 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 27 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 28 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 29 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 30 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 31 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 32 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 33 | | | Completed | | o FULL DD |

| | | | | | | | |
|------------|-------------|----|-------------------------|--|-----------|--|-----------|
| LAND | AMENITIES | 34 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 35 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 36 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 37 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 38 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 39 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 40 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 41 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 42 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 43 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 44 | | | Completed | | o FULL DD |
| LAND | AMENITIES | 45 | | | Completed | | o FULL DD |
| LAND | POND | 46 | | | Completed | | o FULL DD |
| LAND | COMMON AREA | 47 | | No common area, Vacant lots | Completed | | o FULL DD |
| LAND | COMMON AREA | 48 | | | Completed | | o FULL DD |
| STORAGE | UNITS | 49 | | | Completed | | ☠ BREAKER |
| STORAGE | UNITS | 50 | | | Completed | | ☠ BREAKER |
| STORAGE | UNITS | 51 | | | Completed | | ☠ BREAKER |
| STORAGE | UNITS | 52 | | | Completed | | ☠ BREAKER |
| STORAGE | UNITS | 53 | | | Completed | | ☠ BREAKER |
| STORAGE | UNITS | 54 | | | Completed | | ☠ BREAKER |
| STORAGE | UNITS | 55 | | | Completed | | ☠ BREAKER |
| SITE BUILT | STRUCTURES | 56 | HOW MANY SITE BUILT | 3 | Completed | | ☠ BREAKER |
| SITE BUILT | STRUCTURES | 57 | ARE THEY RENTED | No | Completed | | ☠ BREAKER |
| SITE BUILT | STRUCTURES | 58 | HOW MUCH IS RENT | N/A, used by maintenance man | Completed | | ☠ BREAKER |
| SITE BUILT | STRUCTURES | 59 | SIZE(s) | 14 X 40, 14 X 50, See Insured Structures List | Completed | | ☠ BREAKER |
| SITE BUILT | STRUCTURES | 60 | TYPE AND YEAR | | Completed | | ☠ BREAKER |
| SITE BUILT | STRUCTURES | 61 | QUALITY SUMMARY | Appears to be in good condition inside, see picture upload | Completed | | ☠ BREAKER |
| SITE BUILT | APARTMENTS | 62 | | | Completed | | ☠ BREAKER |
| SITE BUILT | APARTMENTS | 63 | | | Completed | | ☠ BREAKER |
| SITE BUILT | APARTMENTS | 64 | | | Completed | | ☠ BREAKER |
| LAND | ROAD | 65 | IS ROAD PRIVATE OR CITY | Private | Completed | | o FULL DD |
| LAND | ROAD | 66 | WHAT IS ROAD MADE OF | Asphalt | Completed | | o FULL DD |
| LAND | ROAD | 67 | HOW MANY POT HOLES | Repaved on 2/1/15, 6 pot holes - see map (ROAD) | Completed | | o FULL DD |
| LAND | ROAD | 68 | OVERALL ROAD CONDITION | 8 out of 10 | Completed | | o FULL DD |
| LAND | ROAD | 69 | ARE THERE CURBS | Yes, added in 2015, no repair work needed | Completed | | o FULL DD |
| LAND | ROAD | 70 | CONDITION OF CURBS | Excellent | Completed | | o FULL DD |

| | | | | | | | |
|------------|------------|----|--|--|-----------|--|-----------|
| LAND | ROAD | 71 | | | Completed | | o FULL DD |
| LAND | ROAD | 72 | | | Completed | | ☠ BREAKER |
| LAND | ROAD | 73 | | | Completed | | o FULL DD |
| SITE BUILT | MAIL BOXES | 74 | | Seller maintains and will provide keys | Completed | | o FULL DD |
| CABLE | AGREEMENTS | 75 | | Owner does not have any in place | Completed | | o FULL DD |
| LAND | CELL TOWER | 76 | | Not possible, no vacant land | Completed | | o FULL DD |

| LEGAL AND INSURANCE | | | | | | | |
|---------------------|--------------|--------|---------------------------|--|-----------|------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| LEGAL | HISTORY | 01 | ANY PENDING LITIGATION | No per owner | Completed | Per Seller | ☀ BREAKER |
| LEGAL | HISTORY | 02 | ANY TENANT(S) UPSET | Lot 106 but was evicted this month. Lot 132 has dementia and calls daily to confirm that payment was received | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 03 | ANY TENANT DISPUTES | No per owner | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 04 | ANY BILLING DISPUTES | No per owner | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 05 | KNOWN LIABILITIES | Yes, Rusty electric boxes (one box with ant colony), 1 hanging power line. Electric indicated on map | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 06 | PAST LITIGATION: DESCRIBE | No | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 07 | WATER: BILLED LEGALLY | No, is calculated per home but (1) not registered with State (2) required info not on statement (3) required info not in lease | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 08 | RENT: BILLED LEGALLY | Yes, late on the 3rd, statement uploaded | Completed | | ☀ BREAKER |
| LEGAL | HISTORY | 09 | ANY ODD FINDINGS | | Completed | | ☀ BREAKER |
| INSURANCE | STRUCTURES | 10 | | | Completed | | ○ FULL DD |
| INSURANCE | STRUCTURES | 11 | | | Completed | | ○ FULL DD |
| INSURANCE | STRUCTURES | 12 | | | Completed | | ○ FULL DD |
| INSURANCE | STRUCTURES | 13 | | | Completed | | ○ FULL DD |
| INSURANCE | STRUCTURES | 14 | | | Completed | | ○ FULL DD |
| INSURANCE | STORAGE | 15 | | | Completed | | ○ FULL DD |
| INSURANCE | STORAGE | 16 | | | Completed | | ○ FULL DD |
| INSURANCE | STORAGE | 17 | | | Completed | | ○ FULL DD |
| INSURANCE | STORAGE | 18 | | | Completed | | ○ FULL DD |
| INSURANCE | STORAGE | 19 | | | Completed | | ○ FULL DD |

| HOME INVENTORY AUDIT - AGREEMENTS, OCCUPANCY, RTO, POH, AND STICK BUILT | | | | | | | |
|---|--------------|--------|------------------------|--|-----------|--------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| RENT ROLL | INVENTORY | 01 | # OF OCCUPIED | | Completed | | ☠ BREAKER |
| RENT ROLL | INVENTORY | 02 | # OF OCCUPIED W/TENANT | | Completed | | ☠ BREAKER |
| RENT ROLL | INVENTORY | 03 | # OF SINGLE WIDES | | Completed | | ☠ BREAKER |
| RENT ROLL | INVENTORY | 04 | # OF DOUBLE WIDES | | Completed | | ☠ BREAKER |
| RENT ROLL | INVENTORY | 05 | # OF RVs | | Completed | | ☠ BREAKER |
| RENT ROLL | INVENTORY | 06 | # OF OTHER | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 07 | # OF TOTAL POH | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 08 | DO ALL POH CONVEY | ONLY HOMES LISTED PER CONTRACT | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 09 | POH LOT#s THAT CONVEY | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 10 | # OF MHRCP | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 11 | # OF HOMES TO SCRAP | 3 at closing | Completed | | 🏠 RECON |
| RENT ROLL | POH | 12 | AVERAGE AGE OF POH | 15.5 | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 13 | # VACANT NEEDING REHAB | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 14 | # READY TO RENT | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 15 | # RO READY TO RENT | | Completed | | 🏠 RECON |
| RENT ROLL | POH | 16 | 10 POINT INSPECTION | Performed Jan 19 - see POH report | Completed | | 🏠 RECON |
| RENT ROLL | POH | 17 | POH LIST IN EXCEL | Created, {model/serial/size/year} | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 18 | OWNED BY OWNER | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 19 | ARE TAXES DUE | | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 20 | HOME REPAIR | Per contracts, tenants responsible for all | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 21 | WHO PAYS INSURANCE | Tenant pays and lists owner as lien holder | Completed | | ☠ BREAKER |
| RENT ROLL | POH | 22 | WHO PAYS TAXES | Per contracts, tenants responsible for all | Completed | | ☠ BREAKER |
| RENT ROLL | RTO | 23 | | | Completed | | ☠ BREAKER |
| RENT ROLL | RTO | 24 | | Uploaded | Completed | | ☠ BREAKER |
| RENT ROLL | RTO | 25 | | Created | Completed | | ☠ BREAKER |
| RENT ROLL | RTO | 26 | | Per contracts, tenants responsible for all | Completed | | ☠ BREAKER |
| RENT ROLL | RTO | 27 | | Tenant pays and lists owner as lien holder | Completed | | ☠ BREAKER |
| RENT ROLL | RTO | 28 | | Tenant | Completed | | ☠ BREAKER |
| RENT ROLL | NOTES | 29 | | | Completed | | ☠ BREAKER |
| RENT ROLL | NOTES | 30 | | Uploaded | Completed | | ☠ BREAKER |
| RENT ROLL | NOTES | 31 | | Created | Completed | | ☠ BREAKER |
| RENT ROLL | NOTES | 32 | | Tenant pays and lists owner as lien holder | Completed | | ☠ BREAKER |
| RENT ROLL | NOTES | 33 | | Tenant | Completed | | ☠ BREAKER |
| RENT ROLL | RV | 34 | | | Completed | | ☠ BREAKER |
| RENT ROLL | RV | 35 | | | Completed | | ☠ BREAKER |

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|-----------|--------|----|--|--|-----------|--|------------|
| RENT ROLL | RV | 36 | | | Completed | | ⚙️ BREAKER |
| RENT ROLL | RV | 37 | | | Completed | | ⚙️ BREAKER |
| RENT ROLL | TITLES | 38 | | | Completed | | ○ FULL DD |
| RENT ROLL | TITLES | 39 | | | Completed | | ○ FULL DD |
| RENT ROLL | TITLES | 40 | | | Completed | | ○ FULL DD |

| ASSETS THAT MAY CONVEY | | | | | | | |
|------------------------|--------------|--------|--------------------------|--|-----------|------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| ASSETS | OFFICE | 01 | FURNITURE | | Completed | Per Seller | o FULL DD |
| ASSETS | OFFICE | 02 | COMPUTER(S) OR LAPTOP(S) | | Completed | | o FULL DD |
| ASSETS | OFFICE | 03 | PRINTER(S) | | Completed | | o FULL DD |
| ASSETS | OFFICE | 04 | VENDING MACHINE | | Completed | | o FULL DD |
| ASSETS | OFFICE | 05 | | | Completed | | o FULL DD |
| ASSETS | MAINT | 06 | | All contents left in storage sheds | Completed | | o FULL DD |
| ASSETS | MAINT | 07 | | Mower will not transfer with the sale | Completed | | o FULL DD |
| ASSETS | MAINT | 08 | | 16' trailer will not transfer with the sale | Completed | | o FULL DD |
| ASSETS | MAINT | 09 | | Tools will not transfer with the sale | Completed | | o FULL DD |

| UTILITIES AND COST | | | | | | | |
|--------------------|--------------|--------|--------------------------|---------|-----------|------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| UTILITIES | VENDORS | 1 | LIST OF VENDORS USED | | Completed | Per Seller | o FULL DD |
| UTILITIES | VENDORS | 2 | TRANSFER | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 3 | VENDOR NAME | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 4 | VENDOR ACCOUNT # | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 5 | MONTHLY BILL AMOUNT | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 6 | WHAT DOES BILL COVER | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 7 | WHO PAYS | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 8 | METER / AMPERAGE MAP | | Completed | | △ RECON |
| UTILITIES | ELECTRIC | 9 | WIRE GAUGE FOR AMPS | | Completed | | △ RECON |
| UTILITIES | ELECTRIC | 10 | METER BOXES TO CODE | | Completed | | △ RECON |
| UTILITIES | ELECTRIC | 11 | CONDITION OF METER BOXES | | Completed | | △ RECON |
| UTILITIES | ELECTRIC | 12 | IS LIGHTING ADEQUATE | | Completed | | △ RECON |
| UTILITIES | ELECTRIC | 13 | WHO MAINTAINS ST LIGHTS | | Completed | | o FULL DD |
| UTILITIES | ELECTRIC | 14 | OTHER NOTES | | Completed | | o FULL DD |
| UTILITIES | GAS | 15 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 16 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 17 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 18 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 19 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 20 | | | Completed | | △ RECON |
| UTILITIES | GAS | 21 | | | Completed | | △ RECON |
| UTILITIES | GAS | 22 | | | Completed | | △ RECON |
| UTILITIES | GAS | 23 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 24 | | | Completed | | o FULL DD |
| UTILITIES | GAS | 25 | | | Completed | | o FULL DD |
| UTILITIES | | 26 | | | Completed | | o FULL DD |
| UTILITIES | | 27 | | | Completed | | o FULL DD |
| UTILITIES | | 28 | | | Completed | | o FULL DD |
| UTILITIES | | 29 | | | Completed | | o FULL DD |
| UTILITIES | | 30 | | | Completed | | o FULL DD |
| UTILITIES | | 31 | | | Completed | | o FULL DD |
| UTILITIES | | 32 | | | Completed | | o FULL DD |
| UTILITIES | | 33 | | | Completed | | o FULL DD |
| UTILITIES | | 34 | | | Completed | | o FULL DD |
| UTILITIES | | 35 | | | Completed | | o FULL DD |

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| UTILITIES | | 36 | | | Completed | | o FULL DD |
| UTILITIES | | 37 | | | Completed | | o FULL DD |
| UTILITIES | | 38 | | | Completed | | o FULL DD |
| UTILITIES | | 39 | | | Completed | | o FULL DD |
| UTILITIES | | 40 | | | Completed | | o FULL DD |
| UTILITIES | | 41 | | | Completed | | o FULL DD |
| UTILITIES | | 42 | | | Completed | | o FULL DD |
| UTILITIES | | 43 | | | Completed | | o FULL DD |
| UTILITIES | | 44 | | | Completed | | o FULL DD |
| UTILITIES | | 45 | | | Completed | | o FULL DD |
| UTILITIES | | 46 | | | Completed | | o FULL DD |
| UTILITIES | | 47 | | | Completed | | o FULL DD |
| UTILITIES | | 48 | | | Completed | | o FULL DD |
| UTILITIES | | 49 | | | Completed | | △ RECON |
| UTILITIES | | 50 | | | Completed | | o FULL DD |
| UTILITIES | | 51 | | | Completed | | o FULL DD |
| UTILITIES | | 52 | | | Completed | | o FULL DD |
| UTILITIES | | 53 | | | Completed | | o FULL DD |
| UTILITIES | | 54 | | | Completed | | o FULL DD |
| UTILITIES | | 55 | | | Completed | | o FULL DD |
| UTILITIES | | 56 | | | Completed | | o FULL DD |
| UTILITIES | | 57 | | | Completed | | o FULL DD |
| UTILITIES | | 58 | | | Completed | | o FULL DD |
| UTILITIES | | 59 | | | Completed | | o FULL DD |
| UTILITIES | | 60 | | | Completed | | o FULL DD |
| UTILITIES | | 61 | | | Completed | | o FULL DD |
| UTILITIES | | 62 | | | Completed | | o FULL DD |
| UTILITIES | | 63 | | | Completed | | o FULL DD |
| UTILITIES | | 64 | | | Completed | | △ RECON |
| UTILITIES | | 65 | | | Completed | | △ RECON |
| UTILITIES | | 66 | | | Completed | | △ RECON |
| UTILITIES | | 67 | | | Completed | | △ RECON |
| UTILITIES | | 68 | | | Completed | | o FULL DD |
| UTILITIES | | 69 | | | Completed | | o FULL DD |
| UTILITIES | | 70 | | | Completed | | o FULL DD |
| UTILITIES | | 71 | | | Completed | | o FULL DD |
| UTILITIES | | 72 | | | Completed | | o FULL DD |

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| UTILITIES | | 73 | | | Completed | | o FULL DD |
| UTILITIES | | 74 | | | Completed | | o FULL DD |
| UTILITIES | | 75 | | | Completed | | o FULL DD |
| UTILITIES | | 76 | | | Completed | | o FULL DD |
| UTILITIES | | 77 | | | Completed | | o FULL DD |
| UTILITIES | | 78 | | | Completed | | o FULL DD |
| UTILITIES | | 79 | | | Completed | | o FULL DD |
| UTILITIES | | 80 | | | Completed | | o FULL DD |
| UTILITIES | | 81 | | | Completed | | o FULL DD |
| UTILITIES | | 82 | | | Completed | | o FULL DD |
| UTILITIES | | 83 | | | Completed | | o FULL DD |
| UTILITIES | | 84 | | | Completed | | o FULL DD |
| UTILITIES | | 85 | | | Completed | | o FULL DD |
| UTILITIES | | 86 | | | Completed | | o FULL DD |
| UTILITIES | | 87 | | | Completed | | o FULL DD |
| UTILITIES | | 88 | | | Completed | | o FULL DD |
| UTILITIES | | 89 | | | Completed | | o FULL DD |
| UTILITIES | | 90 | | | Completed | | o FULL DD |
| UTILITIES | | 91 | | | Completed | | o FULL DD |
| UTILITIES | | 92 | | | Completed | | o FULL DD |
| UTILITIES | | 93 | | | Completed | | o FULL DD |
| UTILITIES | | 94 | | | Completed | | o FULL DD |
| UTILITIES | | 95 | | | Completed | | o FULL DD |
| UTILITIES | | 96 | | | Completed | | △ RECON |
| UTILITIES | | 97 | | | Completed | | o FULL DD |
| UTILITIES | | 98 | | | Completed | | o FULL DD |
| UTILITIES | | 99 | | | Completed | | o FULL DD |
| UTILITIES | | 100 | | | Completed | | o FULL DD |
| UTILITIES | | 101 | | | Completed | | o FULL DD |
| UTILITIES | | 102 | | | Completed | | o FULL DD |
| UTILITIES | | 103 | | | Completed | | o FULL DD |
| UTILITIES | | 104 | | | Completed | | o FULL DD |
| UTILITIES | | 105 | | | Completed | | o FULL DD |
| UTILITIES | | 106 | | | Completed | | o FULL DD |
| UTILITIES | | 107 | | | Completed | | o FULL DD |
| UTILITIES | | 108 | | | Completed | | o FULL DD |
| UTILITIES | | 109 | | | Completed | | o FULL DD |

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| UTILITIES | | 110 | | | Completed | | o FULL DD |
| UTILITIES | | 111 | | | Completed | | o FULL DD |
| UTILITIES | | 112 | | | Completed | | o FULL DD |
| UTILITIES | | 113 | | | Completed | | o FULL DD |
| UTILITIES | | 114 | | | Completed | | o FULL DD |
| UTILITIES | | 115 | | | Completed | | o FULL DD |
| UTILITIES | | 116 | | | Completed | | o FULL DD |
| UTILITIES | | 117 | | | Completed | | △ RECON |
| UTILITIES | | 118 | | | Completed | | o FULL DD |
| UTILITIES | | 119 | | | Completed | | o FULL DD |
| UTILITIES | | 120 | | | Completed | | o FULL DD |
| UTILITIES | | 121 | | | Completed | | o FULL DD |
| UTILITIES | | 122 | | | Completed | | o FULL DD |
| UTILITIES | | 123 | | | Completed | | o FULL DD |
| UTILITIES | | 124 | | | Completed | | o FULL DD |
| UTILITIES | | 125 | | | Completed | | o FULL DD |
| UTILITIES | | 126 | | | Completed | | o FULL DD |
| UTILITIES | | 127 | | | Completed | | o FULL DD |
| UTILITIES | | 128 | | | Completed | | o FULL DD |
| UTILITIES | | 129 | | | Completed | | o FULL DD |
| UTILITIES | | 130 | | | Completed | | o FULL DD |
| UTILITIES | | 131 | | | Completed | | o FULL DD |
| UTILITIES | | 132 | | | Completed | | o FULL DD |
| UTILITIES | | 133 | | | Completed | | o FULL DD |
| UTILITIES | | 134 | | | Completed | | o FULL DD |
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| UTILITIES | | 136 | | | Completed | | o FULL DD |
| UTILITIES | | 137 | | | Completed | | o FULL DD |
| UTILITIES | | 138 | | | Completed | | o FULL DD |
| UTILITIES | | 139 | | | Completed | | o FULL DD |
| UTILITIES | | 140 | | | Completed | | △ RECON |
| UTILITIES | | 141 | | | Completed | | △ RECON |
| UTILITIES | | 142 | | | Completed | | △ RECON |
| UTILITIES | | 143 | | | Completed | | o FULL DD |
| UTILITIES | | 144 | | | Completed | | o FULL DD |
| UTILITIES | | 145 | | | Completed | | o FULL DD |
| UTILITIES | | 146 | | | Completed | | o FULL DD |

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| UTILITIES | | 147 | | | Completed | | o FULL DD |
| UTILITIES | | 148 | | | Completed | | o FULL DD |
| UTILITIES | | 149 | | | Completed | | o FULL DD |
| UTILITIES | | 150 | | | Completed | | o FULL DD |
| UTILITIES | | 151 | | | Completed | | o FULL DD |
| UTILITIES | | 152 | | | Completed | | o FULL DD |
| UTILITIES | | 153 | | | Completed | | o FULL DD |
| UTILITIES | | 154 | | | Completed | | o FULL DD |
| UTILITIES | | 155 | | | Completed | | o FULL DD |
| UTILITIES | | 156 | | | Completed | | o FULL DD |
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| UTILITIES | | 158 | | | Completed | | o FULL DD |
| UTILITIES | | 159 | | | Completed | | o FULL DD |
| UTILITIES | | 160 | | | Completed | | o FULL DD |
| UTILITIES | | 161 | | | Completed | | o FULL DD |
| UTILITIES | | 162 | | | Completed | | o FULL DD |
| UTILITIES | | 163 | | | Completed | | o FULL DD |
| UTILITIES | | 164 | | | Completed | | o FULL DD |
| UTILITIES | | 165 | | | Completed | | o FULL DD |
| UTILITIES | | 166 | | | Completed | | o FULL DD |
| UTILITIES | | 167 | | | Completed | | o FULL DD |
| UTILITIES | | 168 | | | Completed | | o FULL DD |
| UTILITIES | | 169 | | | Completed | | o FULL DD |
| UTILITIES | | 170 | | | Completed | | o FULL DD |
| UTILITIES | | 171 | | | Completed | | o FULL DD |
| UTILITIES | | 172 | | | Completed | | o FULL DD |
| UTILITIES | | 173 | | | Completed | | o FULL DD |
| UTILITIES | | 174 | | | Completed | | △ RECON |
| UTILITIES | | 175 | | | Completed | | △ RECON |
| UTILITIES | | 176 | | | Completed | | △ RECON |
| UTILITIES | | 177 | | | Completed | | △ RECON |

| RENT ROLL AND LEASES | | | | | | | |
|----------------------|--------------|--------|----------------------|--|-----------|------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| RENT | INCREASE | 01 | DATES OF LAST 5 | 01/01/2016 \$25.00 Lot rent is \$350.00., 01/01/2015 \$25.00 , none 2013-2014 | Completed | Per Seller | o FULL DD |
| RENT | INCREASE | 02 | AMOUNTS OF LAST 5 | \$25.00 | Completed | | o FULL DD |
| RENT | CONCESSIONS | 03 | LOTS WITH FREE RENT | | Completed | | o FULL DD |
| RENT | CONCESSIONS | 04 | LOTS WITH DISCOUNTS | Lot 112 - Handyman (free lot rent + electric bill + \$20/hr for odd jobs, Lot 60 & 80 free lot rent | Completed | | o FULL DD |
| RENT | RENT ROLL | 05 | 6 MONTH COMPARISON | Turn over report uploaded | Completed | | o FULL DD |
| RENT | RENT ROLL | 06 | EXCEL FORMAT | Created, uploaded | | | o FULL DD |
| RENT | RENT ROLL | 07 | UNDER RENT CONTROL | N/A | Completed | | o FULL DD |
| RENT | RENT ROLL | 08 | NAMES MATCH LEASES | See report, 4 names do not match => link | Completed | | o FULL DD |
| RENT | RENT ROLL | 09 | LONNIE DEALER(S) | 3 Investors in Park (1) 30, 101, 31 (2) 56, 59, 110, 8, 9 (3) 23-27, 45, 62, 104-105 | Completed | | ☠ BREAKER |
| RENT | RENT ROLL | 10 | HOW MANY SAME OWNERS | | Completed | | ☠ BREAKER |
| RENT | RENT ROLL | 11 | HOW MANY LAND LORDS | | Completed | | ☠ BREAKER |
| RENT | LEASES | 12 | | All 12 month, staggered expiration dates | Completed | | o FULL DD |
| RENT | LEASES | 13 | | | Completed | | o FULL DD |
| RENT | LEASES | 14 | | Seller is providing the 6 missing | Completed | | o FULL DD |
| RENT | LEASES | 15 | | All signed | Completed | | o FULL DD |
| RENT | LEASES | 16 | | None in place | Completed | | o FULL DD |
| RENT | LEASES | 17 | | | Completed | | o FULL DD |
| RENT | DEFAULT RATE | 18 | | 31% (HIGH) | Completed | | o FULL DD |
| RENT | DEFAULT RATE | 19 | | 36% (HIGH) | Completed | | o FULL DD |
| RENT | EVICITION | 20 | | | Completed | | o FULL DD |
| RENT | EVICITION | 21 | | | Completed | | o FULL DD |

| MANAGEMENT | | | | | | | |
|------------|--------------|--------|--------------------------|---|-----------|--------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| MANAGE | MANAGER | 01 | NAME(S) | | Completed | | o FULL DD |
| MANAGE | MANAGER | 02 | PHONE NUMBER(S) | | Completed | | o FULL DD |
| MANAGE | MANAGER | 03 | EMAIL | | Completed | | o FULL DD |
| MANAGE | MANAGER | 04 | FAX | | Completed | | o FULL DD |
| MANAGE | MANAGER | 05 | MANAGER'S APPEARANCE | | Completed | | o FULL DD |
| MANAGE | MANAGER | 06 | LIVES ONSITE | | Completed | | o FULL DD |
| MANAGE | MANAGER | 07 | SEPARATE OFFICE OR HOME | | Completed | | o FULL DD |
| MANAGE | MANAGER | 08 | IS MANAGER STAYING | | Completed | | o FULL DD |
| MANAGE | MANAGER | 09 | IMPRESSION OF MANAGER | | Completed | | o FULL DD |
| MANAGE | MANAGER | 10 | WHO MOWS WHAT | | Completed | | o FULL DD |
| MANAGE | MANAGER | 11 | WHO GIVES STATEMENTS | | Completed | | o FULL DD |
| MANAGE | MANAGER | 12 | WHO READS METERS | | Completed | | o FULL DD |
| MANAGE | MANAGER | 13 | WHO DOES STATEMENTS | Owner | Completed | | o FULL DD |
| MANAGE | MANAGER | 14 | T: WHO DOES VIOLATIONS | | Completed | | o FULL DD |
| MANAGE | MANAGER | 15 | FORMS OF PAYMENT | | Completed | | o FULL DD |
| MANAGE | MANAGER | 16 | STATEMENT DELIVERY | | Completed | | o FULL DD |
| MANAGE | MANAGER PAY | 17 | YEARLY COMPENSATION | Maintenance person paid by check/1099, is on retirement/disability. His water bill is paid. Can no longer drive | Completed | | o FULL DD |
| MANAGE | MANAGER PAY | 18 | BONUSES REPORTED | | Completed | | o FULL DD |
| MANAGE | MANAGER PAY | 19 | BENEFITS / FREE LOT RENT | | Completed | | o FULL DD |
| MANAGE | MANAGER PAY | 20 | UTILITIES COMPENSATION | | Completed | | o FULL DD |
| MANAGE | MAINT | 21 | | | Completed | | o FULL DD |
| MANAGE | MAINT | 22 | | | Completed | | o FULL DD |
| MANAGE | MAINT | 23 | | | Completed | | o FULL DD |
| MANAGE | MAINT | 24 | | | | | o FULL DD |
| MANAGE | MAINT | 25 | | | | | o FULL DD |
| MANAGE | MAINT | 26 | | | | | o FULL DD |
| MANAGE | MAINT | 27 | | | Completed | | o FULL DD |
| MANAGE | MAINT | 28 | | | Completed | | o FULL DD |
| MANAGE | MAINT | 29 | | | Completed | | o FULL DD |
| MANAGE | MAINT PAY | 30 | | | Completed | | o FULL DD |
| MANAGE | MAINT PAY | 31 | | | Completed | | o FULL DD |
| MANAGE | MAINT PAY | 32 | | Free lot rent | Completed | | o FULL DD |
| MANAGE | MAINT PAY | 33 | | Free lot rent | Completed | | o FULL DD |

| MARKETING - SEARCH ENGINE MARKETING FOR MAPS, LOCAL LISTINGS, SOCIAL AND WEBSITE | | | | | | | |
|---|---------------------|---------------|--------------------------|------------------------------------|---------------|---------------|----------------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | DESCRIPTION | STATUS | SOURCE | SERVICE LEVEL |
| MARKETING | GOOGLE MAP | 01 | REGISTERED ON GOOGLE | No (Per 'What's here', MHP search) | Completed | MKTG DEPT | o FULL DD |
| MARKETING | GOOGLE MAP | 02 | MORE THAN 2 REVIEWS | Not listed | Completed | MKTG DEPT | o FULL DD |
| MARKETING | GOOGLE MAP | 03 | 100% POPULATED | Not listed | Completed | MKTG DEPT | o FULL DD |
| MARKETING | GOOGLE MAP | 04 | LOGIN CAN BE TRANSFERRED | N/A | Completed | MKTG DEPT | o FULL DD |
| MARKETING | BING MAP | 05 | ON BING | N/A | Completed | MKTG DEPT | o FULL DD |
| MARKETING | BING MAP | 06 | 100% POPULATED | Not listed | Completed | MKTG DEPT | o FULL DD |
| MARKETING | BING MAP | 07 | LOGIN CAN BE TRANSFERRED | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | WEBSITE | 08 | IS WEBSITE IN PLACE | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | WEBSITE | 09 | WHO OWNS DOMAIN | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | WEBSITE | 10 | WHO OWNS HOSTING | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | WEBSITE | 11 | REFERENCED IN PA? | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | SOCIAL | 12 | FACEBOOK PAGE | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | SOCIAL | 13 | FB: TRANSFER OR KILL | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | SEO | 14 | ALL INTERCONNECTED? | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | LOCAL | 15 | CONSISTENT ADDRESSES | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | LOCAL | 16 | CONSISTENT PH NUMBERS | | Completed | MKTG DEPT | o FULL DD |
| MARKETING | SEO | 17 | PUBLICITY | | Completed | MKTG DEPT | o FULL DD |

CLASS - COMMUNITY CLASS AND STAR RATING

| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | DESCRIPTION | STATUS | SOURCE | SERVICE LEVEL |
|----------|--------------|--------|------------------------|-------------|-----------|--------------|---------------|
| RATING | CLASS | 01 | CLASS A, B, C, UNRATED | UNRATED | Completed | DDP TEAM: HD | o FULL DD |
| RATING | STAR | 02 | STAR RATING (1-5) | 2 STARS | Completed | DDP TEAM: HD | o FULL DD |

NOTE: IT IS IMPORTANT TO NOTE THAT THE FOLLOWING COMMUNITY CLASS AND STAR RATING ARE SUBJECTIVE AND SOLELY THE OPINION OF DUE DILIGENCE PARTNERS BASED ON THE RESEARCH PERFORMED. THIS SUBJECTIVE RATING MAY OR MAY NOT CORRELATE WITH THE INVESTMENT CLASS RATING DESIGNATED BY AN APPRAISAL OR OTHER 3RD PARTY PROPERTY REPORT OR FINANCIAL VALUATION.

CLASS RATING INFORMATION

| CATEGORY | CLASS A | CLASS B | CLASS C | UNRATABLE | COMMUNITY |
|-------------------|-----------------------|-------------------------|---------------------------------|-------------------------|-----------|
| DENSITY | LOW (5-10 SITES/ACRE) | MEDIUM (10 SITES/ACRE) | HIGH (15 SITES/ACRE OR LESS) | HIGH (15+ SITES P/ACRE) | U |
| AGE | SINCE 1980 | SINCE 1970 | PRIOR TO 1980 | PRIOR TO 1980 | C |
| AMENITIES | RESORT STYLE | ALL AMENITIES | FEW TO NONE | NONE | U |
| QUALITY | SUBDIVISION LAYOUT | UNIFORM GRID | MEDIUM TO LOW QUALITY LAYOUT | GRID LAYOUT | C |
| ROADS | ASPHALT OR CONCRETE | ASPHALT OR CONCRETE | MOSTLY A OR C, SOME GRAVEL/DIRT | ALL GRAVEL/DIRT | B |
| UTILITIES | ALL PUBLIC UTILITIES | MOSTLY PUBLIC UTILITIES | MIX OF PUBLIC UTILITIES | MOSTLY PRIVATE | A |
| PARKING | 2 OFF-STREET PER SITE | 1 TO 2 OFF STREET | MIX OF PARKING OPTIONS | ROAD PARKING ONLY | A |
| HOMES | EXCELLENT CONDITION | GOOD TO EXCELLENT | AVERAGE TO GOOD | FAIR | U |
| HOMES-AGE | AFTER 1980 | MOST BUILT AFTER 1980 | BUILT AFTER 1976 | BUILT BEFORE 1976 | C |
| HOMES-MIX | MOSTLY DOUBLE WIDE | SINGLE AND DOUBLE | MOSTLY SINGLE | MOSTLY SINGLE | C |
| COMMUNITY RATING: | | | | | U |

STAR RATING INFORMATION

| WOODALL | 5 STARS | 3-4 STARS | 2-3 STARS | 1 STAR TO NONE | COMMUNITY |
|-------------------|--------------------------|----------------------|--|-------------------|-----------|
| OVERALL | RESORT STYLE AND UNIFORM | EXCELLENT CONDITION | GOOD, LARGE FAMILIES MAY CAUSE WEAR | FAIR OVERALL | 2 |
| GROUND | BEAUTIFUL | GOOD LANDSCAPING | SOME LANDSCAPING | GROUND IS COVERED | 1 |
| STREETS | EXCELLENT AND UNIFORM | PAVED AND CURBED | GOOD CONDITION | FAIR TO GOOD | 3 |
| RESTROOMS | EXCELLENT AMENITIES | EXCELLENT CONDITION | GOOD CONDITION | LIKELY NONE | 0 |
| LAUNDRY | EXCELLENT AMENITIES | EXCELLENT CONDITION | GOOD CONDITION | PROVIDED | 0 |
| HOMES | EXCELLENT AMENITIES | EXCELLENT CONDITION | GOOD CONDITION | OLDER HOMES | 1 |
| MANAGER | EXCELLENT | GOOD | PRESENT | SCARCE MANAGER | 2 |
| OTHER | USUALLY NO DOGS OR KIDS | LOW DENSITY, DOUBLES | 3 STAR HAS NICE ENTRANCE, SOME DOUBLES | SCARY PARK | 2 |
| COMMUNITY RATING: | | | | | 2 |

THE STAR RATING GUIDE WAS A DIRECTORY SUBSET CREATED BY WOODALL PUBLISHING FROM THE 1950S-1970S AND ORIGINALLY INTENDED AS A TENANT GUIDE RATHER THAN AN INVESTMENT RATING. THIS RATING GUIDE WAS DISCONTINUED IN THE 70S BECAUSE MOBILE HOMES BECAME 'IMMOBILE', AND THE NEED FOR A RATING SYSTEM FOR TRANSIENT HOMEOWNERS DECLINED.

| CONTRACT ITEMS REQUESTED | | | | | | | |
|--------------------------|--------------|--------|--------------------------|---------|-----------|--------------|---------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | FINDING | STATUS | SOURCE | SERVICE LEVEL |
| SELLER | REQUESTED | 01 | MOST RECENT TITLE POLICY | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 02 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 03 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 04 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 05 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 06 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 07 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 08 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 09 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 10 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 11 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 12 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 13 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 14 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 15 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 16 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 17 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 18 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 19 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 20 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 21 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 22 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 23 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 24 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 25 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 26 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 27 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 28 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 29 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 30 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 31 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 32 | | | Completed | PER CONTRACT | o FULL DD |
| SELLER | REQUESTED | 33 | | | Completed | PER CONTRACT | o FULL DD |

CONTRACT ITEMS REQUESTED

NOTE: IT IS IMPORTANT TO NOTE WHAT DUE DILIGENCE ITEMS ARE REQUESTED IN THE CONTRACT. PURCHASE AGREEMENTS MAY AT TIMES PURPOSELY LEAVE OFF DETAILS FOR REQUESTED ITEMS IN ORDER TO NOT SCARE SELLER AWAY FROM SIGNING CONTRACT - AS A RESULT OF SELLER BEING APPREHENSIVE TO GIVE DETAILED INFORMATION ABOUT PROPERTY. OFTEN, THERE MAY BE A CATCH ALL PHRASE IN THE FEASIBILITY SECTION OF A CONTRACT THAT SAYS SOMETHING TO THE EFFECT OF- "ANY OTHER INFORMATION SELLER HAS IN ITS POSSESSION RELATED TO THE OWNERSHIP AND/OR OPERATION OF THE PROPERTY." IF A STATEMENT SUCH AS THIS EXISTS, IT SHOULD BE ACCEPTABLE TO THE SELLER FOR THE BUYER TO REQUEST ANY FOLLOW UP MATERIALS NECESSARY. IF MATERIALS NEEDED WERE NOT CALLED OUT IN EXECUTED CONTRACT, THEN IT IS IMPORTANT TO COMPARE WHAT WAS REQUESTED VERSUS EVERYTHING NEEDED. IN SOME CASES, A SELLER MAY CHOOSE TO NOT PROVIDE ADDITIONAL MATERIALS IF NOT LISTED IN CONTRACT. IN FACT, IN SOME WORST CASES, A SELLER MAY NOT PROVIDE ANY SUCH MATERIALS BECAUSE THEY EITHER DO NOT HAVE THEM OR DO NOT WANT TO DISCLOSE A PROBLEM. IF WE ARE WORKING WITH SELLER DIRECTLY, WE WILL DO OUR BEST TO REQUEST ADDITIONAL MATERIALS. HOWEVER, BUYER MUST ACCEPT THIS AS A POSSIBLE WORST CASE OUTCOME. A SELLER MAY NOT USE A COMPUTER, MAY COLLECT ALL RENT IN CASH, MAY NOT REPORT INCOME ON TAXES, AND MAY NOT BE ABLE TO PROVIDE ACCURATE FINANCIALS. IF THIS IS THE CASE, WE WILL NOT ATTEMPT TO GUESS THE ANSWER. WE WILL ONLY PROVIDE ALL REFERENCE INFORMATION POSSIBLE FOR BUYER TO MAKE AN INFORMED DECISION.

| BUYER REFERENCE, 3RD PARTY - ENTITY - FINANCING (FOR BUYER TO FILL OUT IF NEEDED BY BUYER) | | | | | | | |
|---|--------------|--------|----------------|------------|--------|--------|-----------------|
| CATEGORY | SUB-CATEGORY | TASK # | DILIGENCE ITEM | BUYER INFO | STATUS | SOURCE | SERVICE LEVEL |
| 3RD PARTY | PHASE 1 | 01 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | PHASE 1 | 02 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | PHASE 1 | 03 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | PHASE 1 | 04 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | SURVEY | 05 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | SURVEY | 06 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | SURVEY | 07 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | SURVEY | 08 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | SURVEY | 09 | | | BUYER | BUYER | BUYER REFERENCE |
| 3RD PARTY | SELLER | 10 | | | BUYER | BUYER | BUYER REFERENCE |
| ENTITY | NAME | 11 | | | BUYER | BUYER | BUYER REFERENCE |
| ENTITY | FORMATION | 12 | | | BUYER | BUYER | BUYER REFERENCE |
| ENTITY | FORMATION | 13 | | | BUYER | BUYER | BUYER REFERENCE |
| ENTITY | EIN | 14 | | | BUYER | BUYER | BUYER REFERENCE |
| ENTITY | ASSIGNMENT | 15 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | TERMS | 16 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | TERMS | 17 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | TERMS | 18 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | TERMS | 19 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | TERMS | 20 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | LENDER | 21 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | LENDER | 22 | | | BUYER | BUYER | BUYER REFERENCE |
| FINANCE | LENDER | 23 | | | BUYER | BUYER | BUYER REFERENCE |
| CLOSING | PRE CLOSING | 24 | | | BUYER | SELLER | BUYER REFERENCE |
| CLOSING | PRE CLOSING | 25 | | | BUYER | SELLER | BUYER REFERENCE |
| CLOSING | PRE CLOSING | 26 | | | BUYER | SELLER | BUYER REFERENCE |
| CLOSING | PRE CLOSING | 27 | | | BUYER | SELLER | BUYER REFERENCE |
| CLOSING | PRE CLOSING | 28 | | | BUYER | SELLER | BUYER REFERENCE |
| CLOSING | PRE CLOSING | 29 | | | BUYER | SELLER | BUYER REFERENCE |



Due Diligence Partners

Scoping it out for you!

| REPORTS - AUDIT AND SUPPLEMENTAL REPORTS | | | | |
|--|---|------------|-------|----------|
| CATEGORY | DESCRIPTION OF SERVICES | PAGES | TASKS | UPLOADED |
| LOT MAP | NONE AVAILABLE - CREATED | ADD ON | 46 | YES |
| LEASE AUDIT | LEASE, POH, NOTE AUDIT | INCLUDED | 46 | YES |
| TURN OVER | RENT ROLL - 6 MONTH COMPARISON - TENANT TURNOVER PERCENTAGE | INCLUDED | 46 | YES |
| ELECTRIC | NONE AVAILABLE - CREATED | RECON | 46 | YES |
| POH PICTURES | POH HOME INVENTORY AND INSPECTION | RECON | 46 | YES |
| P&L | P&L VS BILLS DISCREPENCY | SEE REPORT | 46 | YES |
| PLANNING | REQUEST TO CITY FOR LAND USE (ZONING, EASEMENTS, AND COMPATIBILITY) | INCLUDED | 46 | YES |

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| RECON SERVICE - VIDEOS | | | | | |
|------------------------|------------|-------------------------|------|-------------------|-----------|
| VIDEO # | CATEGORY | SUBCATEGORY | LINK | SERVICE | STATUS |
| 1 | VIDEO PARK | SOUTH STREET | | (📁) RECON SERVICE | Completed |
| 2 | VIDEO PARK | MIDDLE STREET, DUMPSTER | | (📁) RECON SERVICE | Completed |
| 3 | VIDEO PARK | NORTH STREET | | (📁) RECON SERVICE | Completed |
| 4 | VIDEO PARK | SURROUNDING AREA | | (📁) RECON SERVICE | Completed |
| 6 | VIDEO PARK | VIDEO UTILITIES | | (📁) RECON SERVICE | Completed |
| 7 | VIDEO PARK | INSIDE PARK OWNED HOMES | | (📁) RECON SERVICE | Completed |
| 8 | VIDEO PARK | SEWER LINE INSPECTION | | (📁) RECON SERVICE | Completed |