INVESTOR DUE DILIGENCE STANDARDS

At Deal Packaging 4 Investors ("DP4I", "we", "our" or "us"), we believe that thorough due diligence protects everyone involved in a property transaction.

Our investors trust us to introduce opportunities responsibly. Likewise, we have a responsibility to understand who we are working with before introducing property opportunities or progressing transactions.

These Investor Due Diligence Standards explain the principles we apply when assessing prospective investors and establishing professional working relationships.

These standards should be read alongside our **Anti-Money Laundering (AML), Customer Due Diligence & Financial Crime Prevention Policy**, **Privacy Policy** and **Confidentiality Policy**.

Our Objectives

Our investor due diligence process is designed to:

- establish professional relationships built upon trust;
- understand an investor's objectives;
- confirm that investment opportunities are suitable;
- protect confidential information;
- reduce the risk of fraud and financial crime;
- comply with applicable legal obligations;
- facilitate efficient property transactions.

Our due diligence procedures are intended to benefit both our investors and the landlords we represent.

A Risk-Based Approach

Every investor is different.

Some investors may be purchasing their first buy-to-let property, whilst others may operate extensive UK property portfolios or invest through sophisticated corporate structures.

Accordingly, we apply a **risk-based and proportionate approach** to investor due diligence.

The level of information requested will depend upon factors including:

- the nature of the proposed investment;
- the complexity of the transaction;
- the investment structure;
- applicable legal requirements;
- our assessment of risk.

Our approach is intended to be proportionate, practical and commercially sensible.

Understanding Our Investors

Before introducing investment opportunities, we seek to understand matters including:

- investment objectives;
- preferred investment strategy;
- preferred geographical locations;
- preferred property types;
- anticipated timescales;
- funding arrangements;
- available investment capital;
- preferred ownership structure;
- previous investment experience where relevant; and
- any particular investment criteria or restrictions.

Understanding these matters helps us identify opportunities that are more likely to meet an investor's requirements and reduces the likelihood of unsuitable introductions.

Investor Categories

We work with a diverse range of investors, including:

- First-time property investors.
- Existing buy-to-let landlords.
- Portfolio landlords.
- Property developers.

- Limited companies.
- Special Purpose Vehicles (SPVs).
- Family Investment Companies.
- Joint venture investors.
- SSAS and SIPP pension investors.
- Overseas investors.
- High-Net-Worth Individuals (HNWIs).
- Ultra-High-Net-Worth Individuals (UHNWIs).
- Family offices.
- Corporate and institutional investors.

Each investor is assessed according to the circumstances of the proposed transaction rather than assumptions based upon wealth, experience or investment size.

Identity Verification

Where appropriate, we may request documentation to verify an investor's identity.

This may include:

- passport;
- UK photocard driving licence;
- proof of residential address;
- company information;
- other documentation reasonably required to establish identity.

The documentation requested will depend upon the circumstances.

Financial Due Diligence

Before introducing certain investment opportunities or progressing transactions, we may request evidence that an investor has the financial capacity to proceed.

Depending upon the circumstances, this may include:

- proof of funds;
- evidence of funding arrangements;
- bank statements;
- solicitor's confirmation;

- accountant's confirmation;
- lender agreements in principle;
- investment account statements;
- other appropriate evidence.

The extent of financial due diligence will be proportionate to the proposed transaction.

Source of Funds

Where appropriate, we may seek to understand how funds for a particular investment have been obtained.

Examples include:

- employment income;
- company profits;
- dividends;
- inheritance;
- investment disposals;
- pension withdrawals;
- property sales;
- accumulated savings;
- other legitimate sources.

The purpose of these enquiries is to support our financial crime prevention procedures and to comply with applicable legal obligations where relevant.

Source of Wealth

In higher-risk or more complex transactions, we may request information regarding the origin of an investor's overall wealth.

This may be appropriate where:

- investment structures are particularly complex;
- high-value transactions are involved;
- overseas ownership structures exist;
- additional due diligence is considered appropriate following our risk assessment.

Not every investor will be asked to provide this information.

Professional Advisers

Many investors appoint professional advisers to assist them.

Where appropriate, we are happy to liaise with authorised advisers including:

- solicitors;
- accountants;
- tax advisers;
- regulated mortgage advisers;
- private banks;
- family offices;
- pension administrators;
- corporate service providers.

Working collaboratively with professional advisers often improves the efficiency of property transactions.

Investor Suitability

Our objective is to introduce opportunities that are broadly aligned with an investor's stated objectives.

Accordingly, we may decline to introduce certain opportunities where we reasonably believe they are unlikely to be suitable.

Examples may include:

- investment strategy mismatch;
- funding limitations;
- unrealistic expectations;
- regulatory restrictions;
- transaction complexity beyond an investor's stated experience.

This approach is intended to protect both investors and vendors.

Confidentiality

Information obtained during our due diligence process is treated as confidential.

It will be handled in accordance with our Privacy Policy and Confidentiality Policy and disclosed only where:

- reasonably necessary to provide our services;
- authorised by the investor;
- required by law.

Independent Advice

We encourage every investor to obtain independent professional advice appropriate to their own circumstances.

Depending upon the transaction, this may include advice from:

- solicitors;
- accountants;
- tax advisers;
- surveyors;
- valuers;
- regulated mortgage advisers.

Our due diligence process is not intended to replace independent professional advice.

Our Commitment

Our investor due diligence process is not intended to create unnecessary administration.

Its purpose is to:

- build confidence;
- protect all parties;
- support informed investment decisions;
- reduce the risk of financial crime;
- facilitate smoother transactions.

We believe thorough preparation benefits everyone involved.

Changes to these Standards

We may update these Investor Due Diligence Standards from time to time to reflect changes in legislation, professional guidance or our business practices.

The latest version will always be published on this website.

Contact Us

If you have any questions regarding these Investor Due Diligence Standards, please contact:

Deal Packaging 4 Investors

Email: support@dealpackaging4investors.com

Related Policies & Professional Standards

You may also find the following documents helpful:

- Anti-Money Laundering (AML), Customer Due Diligence & Financial Crime Prevention Policy
- Privacy Policy
- Confidentiality Policy
- Property Assessment Standards
- Investment Risk Warning
- Investor Charter