

PROPERTY INFORMATION DISCLAIMER

Deal Packaging 4 Investors ("DP4I", "we", "our" or "us") is committed to presenting property information honestly, transparently and in good faith.

However, every property transaction is unique and every investor's circumstances are different. The information we provide should therefore be considered as part of your own independent due diligence and not as a substitute for professional advice.

This Property Information Disclaimer explains the basis upon which property information is provided.

Our Commitment

We believe that transparency builds trust.

Accordingly, we aim to:

- present information honestly;
- identify material issues known to us;
- distinguish between factual information and opinion where reasonably practicable;
- avoid misleading or exaggerated statements;
- encourage independent verification by investors.

We would rather lose an opportunity than knowingly misrepresent one.

Purpose of Property Information

Property information provided by Deal Packaging 4 Investors is intended to assist investors in deciding whether they wish to investigate an opportunity further.

It is **not** intended to replace an investor's own investigations, surveys, legal enquiries or financial analysis.

Every investor remains responsible for deciding whether a proposed investment is suitable for their own objectives and circumstances.

Sources of Information

Information may be obtained from a variety of sources including:

- property owners;
- landlords;
- estate agents;
- managing agents;
- local authorities;
- HM Land Registry;
- the Valuation Office Agency;
- planning portals;
- surveyors;
- mortgage valuers;
- publicly available information;
- independent research undertaken by Deal Packaging 4 Investors.

Although we make reasonable efforts to assess the reliability of information received, we cannot guarantee that information supplied by third parties is complete, accurate or up to date.

Property Particulars

Property particulars may include information relating to:

- location;
- accommodation;
- floor areas;
- photographs;
- planning history;
- rental information;
- tenancy arrangements;
- refurbishment requirements;
- estimated values;

- investment strategy;
- projected returns.

Unless expressly stated otherwise, such information is provided for general guidance only.

Measurements, descriptions and illustrations should not be relied upon as exact representations.

Investment Figures

Where investment figures are provided, they are intended to illustrate potential investment performance based upon assumptions considered reasonable at the time they were prepared.

Examples may include:

- purchase price;
- estimated market value;
- refurbishment costs;
- projected rental income;
- estimated yields;
- cash flow illustrations;
- return on investment;
- capital growth assumptions.

Actual outcomes may differ significantly.

Investment performance cannot be guaranteed.

Property Valuations

Any valuation referred to within our marketing material or property reports should be regarded as an estimate unless specifically identified as having been prepared by a qualified independent valuer.

Investors should always satisfy themselves regarding market value before committing to purchase.

Where appropriate, investors should obtain their own independent valuation.

Rental Information

Rental figures may be based upon:

- existing tenancy agreements;
- market evidence;
- letting agent opinions;
- comparable properties;
- independent research.

Future rental income cannot be guaranteed.

Rental demand and achievable rents may change over time.

Refurbishment Costs

Where estimated refurbishment costs are provided, they are intended as indicative guidance only.

Actual costs will depend upon factors including:

- contractor selection;
- specification;
- availability of materials;
- unforeseen defects;
- changes in legislation;
- market conditions.

Investors should obtain their own quotations before committing to any purchase.

Planning and Legal Matters

Planning information, licensing requirements, building regulations and other legal matters should always be independently verified.

Investors should rely upon advice provided by their own solicitor and other appropriately qualified professional advisers.

Mortgage and Finance

Any information regarding mortgage availability, lending criteria or finance should be regarded as general information only.

Lending criteria change regularly and vary between lenders.

Investors should obtain advice from their own regulated mortgage adviser or lender.

Taxation

Taxation is highly dependent upon individual circumstances.

Nothing published by Deal Packaging 4 Investors constitutes tax advice.

Investors should seek advice from their own accountant or appropriately qualified tax adviser before proceeding with any investment.

Independent Professional Advice

We strongly encourage every investor to obtain independent professional advice appropriate to the proposed transaction.

Depending upon the circumstances, this may include advice from:

- solicitors;
 - accountants;
 - regulated mortgage advisers;
 - surveyors;
 - valuers;
 - planning consultants;
 - tax advisers;
 - insurance specialists.
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Investor Responsibility

Before proceeding with any property transaction, investors should satisfy themselves regarding matters including:

- legal title;
- market value;

- building condition;
- planning matters;
- licensing requirements;
- environmental issues;
- funding arrangements;
- taxation;
- rental demand;
- investment suitability;
- exit strategy.

Each investor is responsible for making their own investment decisions.

No Guarantee

Deal Packaging 4 Investors does not guarantee:

- investment performance;
- future capital growth;
- rental income;
- mortgage availability;
- resale value;
- investment returns;
- future legislation;
- tax treatment.

Property investment involves risk.

Values may rise or fall.

Past performance is not necessarily a guide to future performance.

Honest Representation

Whilst we cannot guarantee every aspect of information supplied by third parties, we can guarantee our approach.

We will not knowingly:

- misrepresent a property;
- conceal material information known to us;
- exaggerate potential returns;
- present misleading financial illustrations;
- pressure investors into making decisions without sufficient information.

Professional integrity is fundamental to how we operate.

Changes to this Disclaimer

We may amend this Property Information Disclaimer 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 this Property Information Disclaimer, please contact:

Deal Packaging 4 Investors

Email: support@dealpackaging4investors.com

Related Policies & Professional Standards

You may also find the following documents helpful:

- Website Terms of Use
- Investment Risk Warning
- Property Assessment Standards
- Investor Due Diligence Standards
- Property Sourcing Code of Professional Conduct
- The DP4I Promise

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