

Investor Starter Checklist

Your first steps before you buy. Check them off as you go.

1. Pick your strategy

- ☐ Long-term rental
- ☐ House hack (live in one part, rent the rest)
- ☐ Flip
- ☐ Short-term rental (check town and HOA rules first)
- ☐ Decide how hands-on you want to be
- ☐ Decide how long you plan to hold it

2. Line up your financing

- ☐ Conventional investment loan
- ☐ FHA house hack (you live in one unit)
- ☐ DSCR loan (based on the property's rental income)
- ☐ Fix-and-flip / hard money lender
- ☐ Get pre-approved for the loan type you'll use
- ☐ Know how much cash you'll need at closing

3. Numbers to gather before you offer

- ☐ Purchase price and your down payment
- ☐ Interest rate and loan term from your lender
- ☐ Realistic rent for the area
- ☐ Property taxes and insurance
- ☐ HOA dues, if any
- ☐ Repairs, maintenance and vacancy
- ☐ Property management, if you'll use it
- ☐ Rehab budget, for flips
- ☐ Cash flow, cap rate and cash-on-cash return

4. What to check in due diligence

- ☐ Home inspection, plus any specialty inspections
- ☐ Roof, HVAC, plumbing and electrical
- ☐ Contractor bids for any work
- ☐ Appraisal
- ☐ Zoning and rental rules
- ☐ HOA rules and documents
- ☐ Existing leases and tenants, if occupied
- ☐ Insurance quote
- ☐ Survey and title

5. Your team

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|---------------------------------|------------------------------------|---|
| ☐ Lender | ☐ Attorney | ☐ Contractor |
| ☐ CPA | ☐ Inspector | ☐ Agent (that's me!) |

DSCR and fix-and-flip loans: Amie Williams, Kingdom Capital, 919-414-9966

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Book a call: calendar.app.google/dHK4umsvnE3uJj4X6

This checklist is general information, not legal or tax advice. General education only, not financial, tax or legal advice. Talk to your lender, CPA and attorney before you buy.



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