

DUE DILIGENCE ITEMS – Golf Course Purchase

Written or unwritten contracts affecting the property

Employment contracts

Surveys in possession

Real and personal property tax bills for last 3 years

Architectural, structural, mechanical and electrical plans and specs

Applicable flood plain map

Insurance policies

Soil and geotechnical reports

Copies of any engineering reports

Inventory of personal property, equipment, FF&E

Last three year's income and expense statements and balance sheets

A copy of any environmental reports

Copies of past three year's audits and tax returns

Record of last three years play (rounds)

Copies of or access to all management, maintenance, service and other agreements and leases

Copies of inspection reports, existing notices and due dates for same from any governmental agency having jurisdiction for or an effect on the Property, including any additional notices which may be received prior to closing.

Copies of all documents relating to litigation or other disputes affecting the Property.

Copies of all warranty agreements for real or personal Property, including roof bonds

Schedule of employees, compensation and benefits

Copy of existing title policy

Inventory of any leased equipment and copies of leases

Membership List and Dues Schedule