

Due Diligence Checklist

What you should be doing before you bid on any property

Due diligence is one of the most important things you should do before bidding on a property. This highly recommended research step helps you understand the ins and outs of a property and gives you the proper information to help you decide if it is worth the investment for your buying strategy.

This checklist will help you get started on your due diligence research. Depending on the property, you may need to do additional research to feel fully comfortable before you make a bid.

What you should cover in your due diligence for a property:

- Start by reviewing the information given on Xome's **Property Details** page. This includes a lot of important details, such as:
 - The property description
 - Occupancy information
 - Key features of the auction (such as funding requirements and fees)
 - Price and tax history
 - Comparable market activity
 - School and neighborhood information

- Download and review any files uploaded to the **Documents** section of the **Property Details** page. This can include contracts, title documents, and more.

Pro tip: Be sure you're logged into your Xome.com account so that you can access uploaded documents. [Don't have one? It's easy to create one!](#)

- Read through the **Disclaimers** section, which includes very important details about the auction that you need to understand before bidding and buying.
- Once you know the property's occupancy status, look up the rules for how to handle occupancy in the city/state where the property is located.
- If the property is local to you, you may visit it if it is open to the public. If not, drive by and check out the outside and the surrounding neighborhood.

Pro tip: Please do not disturb any occupants. It is a criminal offense to trespass on properties that do not allow access!

- Once you have reviewed the preliminary title for the property, contact the relevant municipal title and records department for additional title information, like any liens or other issues associated with the deed that you will be responsible for.

