

Fondo Property Due Diligence Report

Independent documentation review for Bali property acquisitions.

PROPERTY

Villa Lotus (Sample Property)

LOCATION

Pererenan, Bali

PREPARED FOR

John Smith

DATE

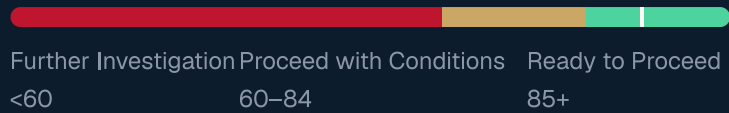
30 July 2026

Villa Lotus, Pererenan — at a glance

Everything a buyer needs to know in under a minute.

FONDO PROPERTY SCORE

88



RISK RATING

Medium

CONFIDENCE LEVEL

High

DOCUMENTS REVIEWED

9

OUTSTANDING

3

Following our review of the documentation provided, Villa Lotus presents a **Medium Documentation Risk** with **no critical issues** preventing further investigation. Three supporting documents should be obtained before settlement.

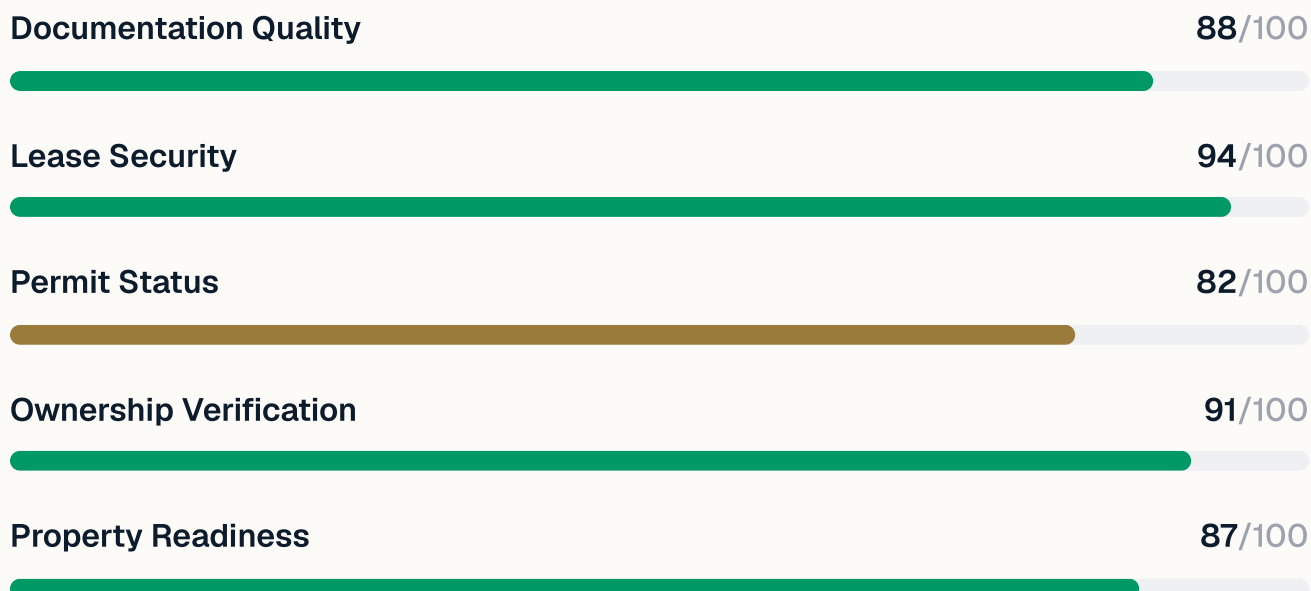
RECOMMENDED ACTION

Proceed, subject to obtaining the missing documentation listed in this report.

Critical Issues: None

Our proprietary readiness framework

The Fondo Property Score weighs five dimensions of buyer readiness into a single number, giving investors a consistent way to compare properties beyond documentation completeness alone.



WEIGHTED OVERALL SCORE

Proceed with Conditions

88/100

Villa Lotus, Jalan Pantai Pererenan, Pererenan

Property Type Leasehold Villa	Zoning Residential	Lease Remaining 28.5 Years
Land Size 420 m²	Building Size 285 m²	Bedrooms / Bathrooms 4 / 4
Daily Rental Status Licensed (Pondok Wisata)	Fondo Property Score 88 / 100	Financing Suitability Documentation appears suitable for review

PBG (Building Permit) ✓ Confirmed	SLF (Occupancy Cert.) ✓ Confirmed	Land Certificate ✓ Confirmed
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What has been verified

Each document is checked against a fixed set of criteria — not simply logged as "received".

Lease Agreement

- ✓ Remaining term
- ✓ Extension rights
- ✓ Parties
- ✓ Transfer rights

Land Certificate

- ✓ Registered owner
- ✓ Land size
- ✓ Parcel details
- ✓ Encumbrances

Building Documentation

- ✓ PBG
- ! SLF (needs update)
- ✓ Building size
- ✓ Usage

Seller

- ✓ Identity
- ✓ Ownership
- ✓ Authority

Utilities

- ✗ Electricity (missing)
- ✗ Water (missing)
- ! Internet (unconfirmed)

✓ Verified ! Needs clarification ✗ Missing

How sure are we?

Not every property arrives with complete documentation. Confidence reflects how complete and internally consistent the documents submitted for this review were — not the underlying quality of the property itself.

High Confidence

Documentation is largely complete and internally consistent.

Medium Confidence

Some documents are missing or unclear, requiring follow-up.

Low Confidence

Significant gaps prevent a reliable assessment at this stage.

FONDO'S CONFIDENCE — VILLA LOTUS

Nine of twelve expected documents were supplied, all internally consistent with no conflicting information.

High

Readiness for acquisition

A documentation-only view of acquisition readiness. This is not a valuation and does not address price.

Remaining Lease 28.5 Years	Documentation Quality 88 / 100
Permit Status 82 / 100	Transferability Clear
Overall Readiness 89 / 100	Suitable for Financing (Indicative) Yes

POTENTIAL AREAS REQUIRING LEGAL REVIEW

- Lease extension mechanism and conditions
- Utility connection and transfer terms
- Outstanding tax and occupancy certificate status

Risks at a glance

Occupancy certificate (SLF) is outdated

Medium · Priority 1

Why it matters: The certificate on file predates the current fit-out; an outdated SLF can complicate future permitting or sale. **Recommended action:** request a reissued SLF from the seller before settlement.

Utility confirmation not provided

Medium · Priority 2

Why it matters: Without written confirmation, connection status and account transfer terms remain unverified. **Recommended action:** obtain formal letters from electricity, water, and internet providers.

Latest land tax (PBB) receipt missing

Low · Priority 3

Why it matters: Confirms tax obligations are current, but two prior years were already sighted with no arrears. **Recommended action:** request the most recent receipt as a formality before transfer.

Lease Documentation

REVIEW SUMMARY

- ✓ Remaining lease term
- ✓ Extension rights
- ✓ Signatures
- ✓ Parties
- ✓ Property description
- ✓ Transferability

OBSERVATION

The documentation appears internally consistent.

RECOMMENDATION

Obtain written confirmation of the extension process before settlement.

Land Documentation

REVIEW SUMMARY

- ✓ Certificate type & validity
- ✓ Registered owner
- ✓ Zoning alignment
- ✓ Registered boundaries
- ✓ Encumbrances
- ✓ Land size match

OBSERVATION

Registered land size matches the figures supplied by the seller, with no encumbrances noted on record.

RECOMMENDATION

No further action required on land documentation at this stage.

Building Documentation

REVIEW SUMMARY

- | | |
|-------------------------------|-------------------------|
| ✓ Building permit (PBG) | ! Occupancy cert. (SLF) |
| ✓ Approved building footprint | ✓ Structural compliance |

OBSERVATION

The building permit is in place, but the occupancy certificate on file predates the current fit-out and should be reissued.

RECOMMENDATION

Request an updated SLF from the seller before proceeding to settlement.

Seller Documentation

REVIEW SUMMARY

- ✓ Identity verification
- ✓ Authority to sell
- ✓ Matching ownership records
- ✓ Power of attorney (if applicable)

OBSERVATION

Seller identity documents match the registered owner named on the land certificate.

RECOMMENDATION

No further action required on seller documentation at this stage.

Taxes, Utilities & Corporate

Tax Documentation

Fair

Land & Building Tax (PBB) records were supplied for the past two years. The most recent year's receipt was not included. **Recommendation:** obtain the latest PBB receipt before settlement.

Utilities

Missing

Confirmation of electricity, water, and connection status was not provided. **Recommendation:** request formal utility confirmation letters from the relevant providers.

Corporate Documents

Good

Not applicable — this property is held under an individual leasehold agreement rather than a corporate structure. No PT PMA documentation was required for this review.

Outstanding before settlement

DOCUMENT	IMPORTANCE
Updated PBB (Land & Building Tax receipt)	Medium
Latest SLF (Occupancy Certificate)	High
Utility Confirmation	Medium

● QUESTIONS TO ASK THE SELLER

Before you proceed

Grouped by the documentation gaps identified in this review.

BUILDING & TAX

Can you provide the latest PBB receipt?

Has the SLF been updated to reflect the current building?

LEASE

Can the landowner confirm extension terms in writing?

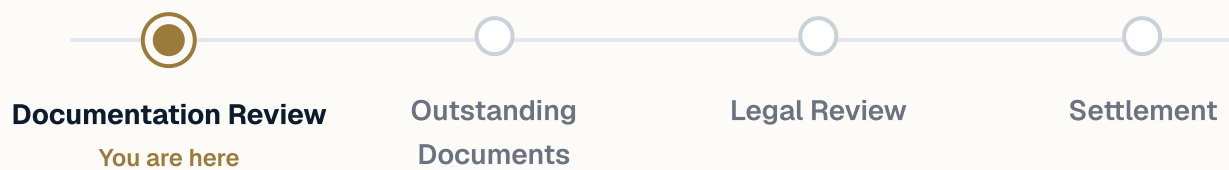
Have any amendments been made to the lease agreement?

UTILITIES & OBLIGATIONS

Can you confirm electricity, water, and internet connection status in writing?

Are there any outstanding obligations relating to the property?

Where you are today



Villa Lotus has completed documentation review. The next step is closing out the three outstanding items listed in this report, followed by independent legal review ahead of settlement.

Should you proceed?

● MEDIUM CONFIDENCE · SCORE 88/100

Proceed with Conditions

Villa Lotus has no critical documentation issues and a strong overall Fondo Property Score of 88. Lease, land, and seller documentation are all sound. Before proceeding, the buyer should obtain an updated occupancy certificate (SLF), the latest PBB tax receipt, and written utility confirmation — none of which are expected to materially change the outcome, but each should be resolved before funds are committed.

Indonesian property terms

SHM (Sertifikat Hak Milik) — Indonesia's strongest form of land ownership. Foreign individuals cannot directly own SHM land.

Leasehold — The contractual right to use land for an agreed period.

SLF (Sertifikat Laik Fungsi) — Certificate confirming a completed building is fit for use.

NIB (Nomor Induk Berusaha) — Business Identification Number used by Indonesian businesses.

KKPR — Spatial planning conformity approval confirming permitted land use.

AJB — Sale and Purchase Deed executed before a PPAT.

Notary — Public official authorised to prepare legal documents.

HGB (Hak Guna Bangunan) — Right to build on land for a specified period.

PBG (Persetujuan Bangunan Gedung) — Indonesia's building approval, replacing the former IMB system.

PBB (Pajak Bumi dan Bangunan) — Annual Indonesian land and building tax.

Pondok Wisata — An accommodation licence allowing certain residential properties to operate as tourist accommodation.

SHGB — Building Right Title.

PPAT — Licensed Indonesian Land Deed Official responsible for land transfers.

Cadastral Survey — Official survey defining property boundaries.

Who prepared this report

Fondo specialises in financing and property documentation review for Bali real estate.

Our documentation review process is built on experience reviewing property transactions and identifying documentation risks before acquisition — helping buyers understand what they are, and are not, getting before they commit funds.

PREPARED USING FONDO'S STRUCTURED DUE DILIGENCE FRAMEWORK

- ✓ Independent documentation review
- ✓ Structured property assessment methodology
- ✓ Designed specifically for Bali property transactions

What this report covers

Setting clear expectations before you read our recommendation.

INCLUDED

- ✓ Documentation review
- ✓ Consistency checks
- ✓ Permit assessment
- ✓ Seller documentation review
- ✓ Property readiness assessment
- ✓ Risk identification

NOT INCLUDED

- ✗ Structural inspection
- ✗ Property valuation
- ✗ Legal opinion
- ✗ Tax advice
- ✗ Government verification
- ✗ Physical inspection

● **DISCLAIMER**

Important notice

This report is a sample provided for illustrative purposes only, using a hypothetical property ("Villa Lotus") to demonstrate the format and depth of a Fondo Property Due Diligence Report. It does not relate to any real property, seller, or transaction.

This report is based solely on the documentation submitted for review. No physical inspection of the property has been performed unless explicitly stated. It is not a legal opinion, survey, valuation, or substitute for independent legal, tax, or financial advice.

Government records may change after the date of this report. Buyers should engage a licensed notary (PPAT) and independent legal counsel before entering into any binding agreement.

Scores, findings, and recommendations reflect our assessment of the documentation reviewed and are indicative only. They do not guarantee the accuracy, completeness, or continued validity of any document, nor eliminate the risk associated with property transactions in Indonesia.

Financing figures referenced in Fondo materials, where applicable, are indicative and subject to final due diligence and credit approval by our financing partner.