

A wide-angle photograph of a modern, open-plan kitchen and dining area. The kitchen features a long, dark wood island with a light-colored countertop. In the background, there are built-in ovens and a large window. The dining area has a long wooden table with orange chairs. Large windows on the right side offer a view of the ocean and a lighthouse. The text "BUYER'S GUIDE" is overlaid in white, bold, sans-serif font.

# BUYER'S GUIDE



# 1 RESERVATION

When you have found the home you want to buy, a reservation is usually made for the property (in some cases this step is not done but goes directly to the next step with the contract but your broker will inform you about this).

The reservation is made for the home must be removed from the market, determine the price and determine when the private purchase contract is to be signed with the notary, etc.

The amount that is usually paid for a reservation is between 6000 € -10000 €.



## 2 CONTRACT

The owner of the home and his representative will provide us with documentation about the property so we can check the condition of the home from a legal point of view, urban environment and taxation.

The contract determines how the purchase is to be carried out and when you and the seller sign the contract, you are bound by the commitments stated in the contract. The contract stipulates the method of payment and everything that has been agreed (date of access, whether the home is to be furnished or not, etc.).

Upon signing the contract, a payment of 10-20% of the purchase price is also made, while the remaining amount is paid when the purchase agreement is signed and the purchase is completed.



## 3 PURCHASE AGREEMENT

Before signing the purchase agreement, our lawyers will in good time ask you to transfer the final necessary funds to pay for the property purchase and for the additional fees (taxes, etc. that vary between 10 - 13% of the purchase price) so everything is prepared and ready for signing.

Our lawyers take care of you and inform you what is happening in each step and check the policies for controlling the investment and the obligation to certify that the payment methods are followed.

Signing of a purchase agreement takes place with the notary.



## 4 ELECTRICITY & WATER

The purchase agreement has been signed and you have the key to your new home.

Congratulations! The technical and legal part of the purchase has been completed, but our work continues with some important steps such as contracts for electricity and water.

Sometimes the old owner shuts off electricity and water (which they have the right to do) but they can also be more cooperative and we just need to make a transfer of ownership.

In both cases, a technical certificate is required stating that the installation meets all requirements. We also ensure that an account for direct debit and contracts is made.



## 5 DOCUMENTATION

As soon as the purchase agreement is signed, a final processing is required, to retrieve the original documentation and pay the notary. We check and pay the taxes, present the purchase agreement with the property register upon registration and pay for the registration.

This process is bureaucratic and can take some time, but when everything is ready, you will receive all original documents from our lawyers.



## 6 CONTINUED ASSISTANCE

If you want, we are happy to help you even after the purchase of your home, with taxes, declarations and other help you need here in Spain.

See more under Legal services. We speak Swedish, English and Spanish.

