





R&L Homes Overseas Stands For High Quality Service

AND provides a full range of services for private and executive clients worldwide through the entire Real Estate life cycle. We feature a broad spectrum of Real Estate including residential properties from luxury oceanfront villas, to affordable housing and apartments. Investment opportunities such as foreclosures, land development and commercial premises are sought for the business minded investor.

Our wide network of developers, associated partners, legal and financial professionals as well as our dedicated team provide the comprehensive expertise needed to ensure our clients make well-informed decisions and achieve the best returns of their investment.

Our firm goes beyond the traditional real estate model by providing a tailored, full-service experience that suits a diverse clientele with different budgets and investment goals

Our head-office is positioned in Torrevieja, Alicante on the South East of Spain, we have presence worldwide including China and partners Nationwide and of course Europe. Our prime territory is across the coast of the Spanish Mediterranean Sea from the bustle of Barcelona city to the glitz of Marbella passing through the beautiful coastal regions.



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QUALITY OF LIFE – A HEALTHY LIFESTYLE CHOICE



Spain's quality of life with the healthy Mediterranean diet, pollution-free environment and endless entertainment make it one of the main tourist destinations worldwide.

Spanish weather is widely regarded as one of the best all year round climates in the world. The southern coasts offer up to 320 days of sunshine a year with low rainfall which means you can enjoy or rent your property all year round.

We've all heard about the health benefits of the Mediterranean diet, with its emphasis on fresh fruit and vegetables, fish, olive oil, and that particular favorite, red wine. Lunch is still the main meal of the day which precedes the world-known 'siesta' (afternoon nap) with its proven health benefits. Spain also offers medical treatment and health care.

Family and community are a strong value of Spanish culture. This is visible as soon as you step foot in Spain with families gathering together at town squares, restaurants and promenades. Indeed, many households are multi-generational with elderly parents cared for by their children.





SELECT & RESERVE YOUR HOME

HOW MUCH does it cost to buy & own property in Spain? Working out the finances is a fundamental step on the journey to buying a property. You need to know exactly the cost of purchasing a property, the cost of owning a property in Spain (taxes and expenses), financing options &, other money matters such as foreign exchange fluctuations and bank transfers.

PROPERTY PURCHASE COSTS

The cost for purchasing a Spanish property is between 10 - 15 % of the purchase price.

- » Notary and legal fees and Land Registry fees (1 - 2.5%)
- » Mortgage (if applicable) would add 2 – 4 % to the cost.

Community fees apply if your property is in a community development. Your share of the cost will depend on the property and covers cost involving swimming pools, gardens, maintenance, etc.

Utility bills such as water, electricity, gas and telephone line. There will be a fixed fee for connecting the services followed by monthly or quarterly charges depending on use.

Insurance. If you are purchasing a property through a mortgage, building insurance is compulsory by law. Comprehensive household insurance is optional, yet advisable especially if planning to rent out the property.



MORTGAGE

Mortgages are freely available from Spanish banks for both principal and second homes. Spanish banks are competitive and there are a variety of loan options to consider.

Typical documentation required by the Spanish banks include:

- Two years' tax returns;
- Proof of last six months of salary income or, if company owner, your means of income;
- Statement of total assets and liabilities;
- Experian credit report,
- Copies of one year's bank statements;
- Passport copies;
- Mortgage application form.

These documents must be in Spanish or English, if in another language they must be officially translated.

Non-resident purchasers of Spanish property must obtain a certificate from a Spanish bank stating that the amount to be paid has been exchanged or converted from a foreign currency, a copy of which is attached to the title deed.

PURCHASE CONTRACT

Step 1: Reservation Deposit

Once you have found a property of your choice, the first step is to pay a reservation deposit to the estate agent selling the property. The deposit can vary and typically starts from 3,000€ and usually secures a property for up to 30 days. In theory, the reservation deposit is non-refundable.

Once you've paid the deposit, there's a legally binding agreement between buyer and vendor

Step 2: Purchase/Sale Contract

A purchase/sale contract will be drafted by your Estate Agent or lawyer with a mutually agreed completion date. The contract will include all details pursuant to the property, i.e. description, price, form of payment, penalty clauses, etc. Upon signing the contract, a deposit of normally 10% of the purchase price (minus the reservation deposit) will be required. The validity of this document is normally between 30 – 60 days from date of signature, although a longer period of time can be mutually agreed.

Step 3: Completion & Notary

The final act of the sale is the signing of the title deed and the payment of the balance due. This stage is completed at the Notary's office with the vendor and buyer present or the representatives of these and witnessed by the notary public. You can give a representative a general power of attorney so he can sign on your behalf if necessary.

The notary will check the Spanish property register for any debts against a property or any other restrictions which would prohibit the sale. Upon signature, the notary will provide you with a certified copy of the deeds, which is lodged at the Spanish property registry office and the new owner's name is entered on the registry deed. At this point you become the legal owner of the property. Following registration, the original deeds are returned to you, usually after a few months.

Step 4: Transfer of Services

All utilities associated with the property, namely water, electricity, telephone, need to be transferred into the purchaser's name & if necessary to set-up a direct debit standing order through the local bank. All property owners in Spain, whether residents or not, **must obtain a tax registration number (NIE)**. Normally the agent or lawyer arranges this administrative task.



LETTER FROM THE GENERAL MANAGER

R&L HOMES OVERSEAS is a company with many years of experience in the Real Estate sector at National and International level.

Should you plan to buy, sell or invest, we will assist you with the process thanks to this resource which will ease the way to help you meet your goal.

We believe in the quality of our expertise as it is our highest guarantee and source of satisfaction to the customer.

We value your choosing our Company to guide you and you can rest assure you that you made a wise choice in trusting **R&L Homes Overseas**.

We take this opportunity to send you our warm regard.

Jeronimo Rubio
General Manager

Contact us today for *REAL People – REAL Service – REAL Results*

www.rlhomesoverseas.com