



Pearl Worldwide  
PROPERTIES

## PROPERTY CHECK LIST

Buying an overseas home can be very exciting and hugely rewarding, but only if you get it right !

Do the right research now to maximise your future profit and enjoyment !

Here we have given good thought to the considerations that are important in buying an overseas home.

We hope that the process set out in this document provides an easy to understand yet comprehensive check list to buying a property overseas.

The process should not take long but will be time well spent.

Good luck and enjoy.

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## PROPERTY CHECK LIST:

### SUMMARY OF MAIN DETAILS:

PROPERTY NAME: \_\_\_\_\_

COUNTRY: \_\_\_\_\_ LOCATION: \_\_\_\_\_

NUMBER OF BEDS: \_\_\_\_\_ COMPETION DATE: \_\_\_\_\_ / ALREADY COMPLETED

PRICE: \_\_\_\_\_ GUARANTEED RENTAL YIELD: \_\_\_%

### DEVELOPERS DETAILS:

NAME \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT NAMES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ WEB SITE: \_\_\_\_\_

TEL: \_\_\_\_\_ MOBILE: \_\_\_\_\_

### AGENTS DETAILS:

NAME \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT NAMES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ WEB SITE: \_\_\_\_\_

TEL: \_\_\_\_\_ MOBILE: \_\_\_\_\_

### LAWYERS DETAILS:

NAME \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT NAMES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ WEB SITE: \_\_\_\_\_

TEL: \_\_\_\_\_ MOBILE: \_\_\_\_\_

### FINANCES:

## **STEP 1**

### **DO YOUR HOME WORK !**

**CAN YOU AFFORD THE PROPERTY ?**

**WILL THE PROPERTY BE PROFITABLE ?**

**HOW WILL YOU RESELL YOUR PROPERTY ?**

TRY AND GET TO THE REAL PRICE OF THE PROPERTY, FOR COMPARISONS YOU SHOULD COMPARE THE PRICE OF ALL THE ELEMENTS OF THE PROPERTY PURCHASE, A GUIDE OF COSTS IS GIVEN BELOW:

PROPERTY VALUE: \_\_\_\_\_

LESS: \_\_\_\_\_

DISCOUNTS: \_\_\_\_\_

TOTAL VALUE OF RENTAL YIELD GUARANTEE: \_\_\_\_\_

RENTAL YIELD OVER HOW MANY YEARS: \_\_\_\_\_

EFFECTIVE PROPERTY VALUE:.....  
(PROPERTY VALUE – DISCOUNTS – RENTAL YIELD GUARANTEE)

**OTHER COSTS:**

FURNITURE VALUE: \_\_\_\_\_

AIR CONDITIONING: \_\_\_\_\_

**TOTAL OTHER COSTS:** \_\_\_\_\_

HOW DOES THE PRICE OF YOUR PROPERTY COMPARE TO OTHER PROPERTIES IN THE AREA WITH SIMILAR FEATURES ?

\_\_\_\_\_

AVERAGE COST PER SQUARE FOOT OF SIMILAR PROPERTY IN THE AREA: \_\_\_\_\_  
(TO CALCULATE SQ FEET FROM SQUARE METRES THEN DIVIDE BY 9.29)

COST OF THE PROPERTY YOU ARE CONSIDERING PER SQUARE FOOT. \_\_\_\_\_

DIFFERENCE IN COST PER SQUARE FOOT OF YOUR PROPERTY COMPARED TO CURRENT MARKET AVERAGE PRICE ? \_\_\_\_\_

IF YOU HAVE OPTED FOR A RENTAL YIELD GUARANTEE OR POOLED RENTAL SCHEME,

THEN HOW MANY WEEKS CAN YOU USE THE PROPERTY FOR PER YEAR? \_\_\_\_\_

ACROSS WHAT MONTHS CAN YOU USE THE PROPERTY FOR ? \_\_\_\_\_

IS THIS ARRANGEMENT FLEXIBLE ? Y/N

ARE THE AVAILABLE DATES FOR USING THE APARTMENT DESIREABLE ? \_\_\_\_\_  
(CONSIDER THE DATES YOU CAN USE THE PROPERTY AND IF THE AVAILABLE SEASON SUITS YOU, SHOULD YOU WANT TO USE YOUR PROPERTY)

**VALUE FOR MONEY ? Y/N**  
**IS THE DEAL ACCEPTABLE TO YOU ? Y/N**

**AFFORDABILITY:**

**INITIAL COSTS:**

DEPOSIT: \_\_\_\_\_

INSPECTION VISIT COST: \_\_\_\_\_

COST OF LEGALS/  
SURVEY/INTERPRETER: \_\_\_\_\_

**TOTAL INITIAL COSTS:** \_\_\_\_\_  
(DEPOSIT + VISIT COSTS + LEGALS ETC)

**MONTHLY COSTS:**

MORTGAGE REPAYMENTS: \_\_\_\_\_ p/mnth  
(CLICK HERE TO ACCESS THE  
PEARL MORTGAGE CALCULATOR)

MAINTENANCE + OTHER COSTS: \_\_\_\_\_ p/mnth

**TOTAL MONTHLY COSTS:** ..... \_\_\_\_\_ PER MONTH

RENTAL YIELD INCOME: \_\_\_\_\_ p/mnth

**MONTHLY CASH FLOW:** ..... \_\_\_\_\_ PER MONTH  
(MORTGAGE + OTHER COSTS – RENTAL YIELD INCOME)

**HOW WILL YOU FUND YOUR OVERSEAS PROPERTY PURCHASE ?**

FROM SAVINGS Y/N  
REMORTGAGE UK HOME TO RAISE FUNDS Y/N

DO YOU REQUIRE AN OVERSEAS MORTGAGE ON THE PROPERTY ? Y/N  
(CLICK HERE TO CHECK TO SEE IF A MORTGAGE IS AVAILABLE FOR YOUR COUNTRY OF INTEREST AND TO COMPLETE OUR MORTGAGE PRE-QUALIFICATION FORM TO RECEIVE AN INSTANT RATING ON YOUR ABILITY TO OBTAIN FUNDING FOR YOUR PURCHASE.)

**DOES THE PROPERTY VALUE COMPARE WELL WITH OTHER COMPETING DEVELOPMENTS OFFERING SIMILAR FEATURES IN THE AREA ?** Y/N

**CAN YOU AFFORD THE INITIAL COSTS IN PURCHASING THIS PROPERTY ?** Y/N

**IS THE CASH FLOW POSITION ON THE PROPERTY AFFORDABLE TO YOU ?** Y/N



IS THERE THE DEMAND TO SUSTAIN THE QUANTITY OF NEW BUILDS IN PROGRESS ? Y/N

HOW MANY TOURISTS VISIT THE AREA EACH YEAR ? \_\_\_\_\_

IS THERE A SHORTAGE OF PROPERTIES IN THE AREA ?  
FOR LOCAL POPULATION ? Y/N  
FOR TOURIST POPULATION IN MAIN SEASON ? Y/N

DID YOU CALCULATE THAT THE PROPERTY/AREA WILL ALLOW FOR A GOOD ANNUAL RENTAL YEILD ? Y/N

ARE LOW COST FLIGHT OPERATORS CONSIDERING FLIGHT SERVICES TO THE AREA ? Y/N  
(LOW COST FLIGHTS TO AN AREA HAS BEEN PROVEN TO INCREASE LOCAL PROPERTY VALUES)

ARE THERE GOOD AMENITIES AND SERVICES IN YOUR AREA ? OR PLANNED FOR YOUR AREA ? Y/N

IS THE ECONOMY OF THE COUNTRY YOU ARE BUYING IN STRONG/GROWING ? Y/N

WHAT IS THE ECONOMIC OUTLOOK FOR THE COUNTRY ? GOOD/BAD/UNKNOWN

IS THE ECONOMY OF YOUR AREA GOOD OR GROWING ? Y/N

WHAT IS THE OUTLOOK FOR THE AREA ? GOOD/BAD/UNKNOWN

HOW STABLE IS THE COUNTRIES CURRENCY AGAINST YOUR COUNTRIES COURRENCY ? STABLE/UNSTABLE

IS THE CURRENCY LIKELY TO BE STABLE IN THE FUTURE ?  
(A STRENGTHENING CURRENCY IS A GOOD SIGN WHEN INVESTING OVERSEAS IF YOUR PROPERTY HAS BEEN PAID FOR ORIGINALLY OR IS VALUED IN THE LOCAL CURRENCY).

IS THE POLITICS OF THE COUNTRY YOU ARE INVESTING IN STABLE ? Y/N

IS THEIR A POSITIVE POITICAL OUTLOOK FOR THE COUNTRY Y/N

**FROM THE ABOVE FINDINGS WHAT IS YOUR OPINION ON THE LIKELEY HOOD THAT PROPERTY WILL INCEASE IN VLAUE: HIGH / MEDIUM / LOW**

**RENTAL YIELD CONSIDERATIONS:**

HAVE YOU OPTED FOR A RENTAL YIELD GUARANTEE OPTION ? Y/N

IF SO IS THERE A BANK GUARANTEE IN PLACE FOR THE RENTAL YEILD ? Y/N

WHAT VALUE IS THE RENTAL YIELD GUARANTEE £\_\_\_\_\_ AND OR \_\_\_\_\_%

OVER HOW MANY YEARS IS THE RENTAL GUARANTEE FOR ? \_\_\_\_\_ YRS.

IF THERE IS NO RENTAL YIELD GUARANTEE THEN HAVE YOU OPTED IN TO A POOLED RENTAL SYSTEM ? Y/N

IF SO THEN WHAT IS THE ESTIMATED ANNUAL EARNINGS FROM THE POOLED RENTAL SYSTEM ? £\_\_\_\_\_ AND OR \_\_\_\_\_%

OVER HOW MANY YEARS IS THE POOLED RENTAL SYSTEM IN PLACE ? \_\_\_\_\_ YRS.

WHEN EITHER THE RENTAL YIELD OR POOLED RENTAL SYSTEM PERIOD EXPIRES THEN HOW WILL YOU RENT YOUR PROPERTY OUT TO MAINTAIN AN ON-GOING RENTAL INCOME ?

\_\_\_\_\_

\_\_\_\_\_

LIST WHICH ORGANISATIONS CAN BE OF ASSISTANCE IN RENTING YOUR PROPERTY AFTER THE RENTAL YIELD/POOLED RENTAL SYSTEM ENDS:

\_\_\_\_\_

\_\_\_\_\_

WILL YOU ATTEMPT TO SELL YOUR PROPERTY BEFORE THE RENATAL YIELD GUARANTEE OR POOLED RENTAL SYSTEM EXPIRES ? Y/N

WHAT VALUE CAN YOU REALISTICALLY AND COMPETITIVELY RENT YOUR PROPERTY OUT FOR ?

HOW MANY WEEKS OF THE YEAR IS THE VIABLE PERIOD THE PROPERTY CAN BE RENTED FOR ? (EG IF YOUR PROPERTY ATTRACTS HOLIDAY RENTALS THEN THE THERE IS LIKELY TO BE A SEASON WHERE THERE IS MOST DEMAND FOR YOUR TYPE OF PROPERTY, IF YOU HAVE A CITY APARTMENT THEN THE PERIOD OF RENTAL CAN BE IN YEARS).

VALUE PER WEEK/MONTH HIGH SEASON £\_\_\_\_\_ LOW SEASON £\_\_\_\_\_

WHAT RENTAL INCOME DO YOU WISH TO ACHIEVE ? YIELD \_\_\_\_\_% OR £\_\_\_\_\_

FROM THE VALUE YOU CAN RENT YOUR PROPERTY, HOW MANY WEEKS DO YOU NEED TO RENT YOUR PROPERTY TO ACHIEVE YOUR DESIRED RENTAL INCOME/YIELD ?

BREAK EVEN IS \_\_\_\_\_ WKS. (ANNUAL COSTS / WEEKLY RENTAL VALUE)

NUMBER OF WEEKS RENTAL LIKELY/ACHEIVABLE \_\_\_\_\_ WKS VALUED AT £\_\_\_\_\_

FROM THE ABOVE CALCULATIONS THE REALISTIC ACHIEVABLE RENTAL INCOME WILL PROVIDE AN ANNUAL PROFIT/LOSS AFTER THE COSTS OF OWNING THE PROPERTY OF: £ \_\_\_\_\_

DO YOUR RENTALS RELY ON A HOLIDAY MARKET ? Y/N

DO YOUR RENTALS RELY ON A LOCAL DOMESTIC DEMAND IN THE PROPERTIES COUNTRY/AREA ? Y/N

IS THERE A LOT OF OTHER SIMILAR PROPERTIES OFFERED FOR RENTAL IN THE SAME AREA ? Y/N

ARE THERE A NUMBER OF SIMILAR PROPERTIES THAT ARE VACANT IN HIGH SEASON ? Y/N

IS THERE A SHORTAGE OF PROPERTIES FOR RENTAL IN THE HIGH SEASON PERIOD ? Y/N

ARE THERE ANY FACTORS THAT COULD INCREASE DEMAND FOR RENTALS OF YOUR PROPERTY?  
(EG AIRPORT UNDER CONSTRUCTION NEARBY, GOLF COURSES OR MARINAS UNDER CONSTRUCTION OR OTHER DEVELOPMENTS IN PLANNING TO ATTRACT MORE VISITORS)

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ARE THERE ANY OTHER FACTORS THAT COULD SPOIL YOUR CHANCE TO RENT YOUR PROPERTY IN THE FUTURE ? Y/N

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ARE THERE ANY LOCAL TAXES TO BE DECLARED ON RENTAL EARNINGS FROM YOUR PROPERTY ? Y/N

**DOES A DESIREABLE LEVEL OF ANNUAL INCOME FROM THE PROPERTY LOOK WORTHWHILE AND ACHIEVABLE? Y/N**

**RESALE POTENTIAL:**

TO REALISE ANY INCREASE IN YOUR PROPERTIES VALUE YOU WILL NEED TO CONSIDER HOW YOU WILL EVENTUALLY SELL YOUR PROPERTY, ONLY THEN WILL YOU HAVE ACTUALLY MADE A PROFIT. CLAIMS OF INCREASED EQUITY HAVE LITTLE VALUE UNLESS YOU CAN SELL YOUR PROPERTY AT THIS INCREASED VALUE.

DOES THE DEVELOPER OR AGENT YOU BOUGHT YOUR PROPERTY FROM OFFER A RESALE SERVICE ? Y/N

IF YES THEN WHAT METHODS DO THEY USE TO RESELL PROPERTY ?

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IF YES THEN WHAT SUCCESS HAS THE AGENT/DEVELOPER HAD IN RESELLING PROPERTY OF THE SAME OR SIMILAR SPECIFICATION AND LOCATION TO THE PROPERTY YOU ARE INTREESTED IN BUYING ?

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IS THERE ANYTHING UNIQUE OR SPECIAL ABOUT THE PROPERTY YOU ARE INTERESTED IN THAT WILL MAKE IT ATTRACTIVE TO BUY IN THE FUTURE ?

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LIST WHICH ORGANISATIONS CAN BE OF ASSISTANCE IN SELLING YOUR PROPERTY IN THE FUTURE: (TRY AND FIND OUT HOW EFFECTIVE THE COMPANIES YOU SELECT TO RESELL YOUR PROPERTY ARE AND WHAT EXPERIENCE AND SUCCESS THEY HAVE HAD).

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**DO YOU CONSIDER THAT THE PROPERTY WILL ACHIEVE A DESIREABLE FUTURE RESALE VALUE TO MAKE THE PURCHASE NOW WORTHWHILE ? Y/N**

## **STEP 2**

### **GO AND SEE THE PROPERTY AND THE AREA**

**YOU HAVE DONE YOUR HOME WORK AND HAVE A POSTIVE EVALUATION OF THE PROPERTY YOU ARE INTERESTED IN, NOW YOU MUST GO AND SEE THE PROPERTY. BROCHURES MAY EITHER MAKE THE PROEPRTY LOOK BETTER OR WORSE THAN IT REALLY IS. THERE IS NO SUBSTITUTE FOR SEEING AND EXPERIENCING THE PROPERTY AND AREA FOR YOURSELF.**

**YOU WOULD BE AMAZED AT HOW MANY PEOPLE DO NOT DO THIS !**

**EVEN IF YOU ARE JUST INVESTING YOU SHOULD SEE THE PROPERTY, AFTERALL IF YOU DON'T LIKE IT THEN WHY DO YOU THINK ANY ONE ELSE WOULD ?**

**WHEN VISITING YOUR PROPERTY CONSIDER WHETHER THE PROPERTY IS SUITABLE FOR THE REASON YOU ARE PURCHASING IT.**

**TAKE TIME TO EXPLORE THE AREA.  
SEE A FEW DEVELOPMENTS AND COMPARE THEM.  
BE A TOURIST AND EXPERIENCE WHAT THE AREA HAS TO OFFER.**

**TRY AND ARRIVE AT THE AREA DURING THE DAY SO YOU CAN SEE THE SURROUNDING AREAS AND YOUR PROPERTY FOR THE FIRST TIME IN DAY LIGHT.**

**IF YOU DO NOT LIKE THE PROPERTY THEN DO NOT BE FORCED INTO BUYING IT ! JUST BECAUSE YOU SPENT TIME AND MONEY ON VISITING IS NOT A GOOD REASON TO BUY SOMETHING. DO NOT BE RUSHED INTO A DECISION ON LOCATION UNLESS YOU FEEL TOTALLY COMFORTABLE.**

**INSPECTION VISIT EXPERIENCE:**

HOW WAS YOUR JOURNEY ? AIRPORT \_\_\_\_\_

HOW LONG WAS TRANSFER FROM AIRPORT TO LOCATION ? \_\_\_\_\_

(IF THE AIRPORT AND TRANSFER WAS DISSAPPOINTING THEN ARE THERE ANY ACTIVITIES TO IMPROVE THIS ? EG NEW CLOSER AIRPORT IN CONSTRUCTION OR OPTION FOR MORE COMFORTABLE AND OR FASTER TRANSER ?)

HOW WOULD YOU DESCRIBE THE AREAS YOU PASSED THROUGH SURROUNDING YOUR PROPERTY LOCATION.

\_\_\_\_\_

HOW DID YOU FEEL WHEN YOU FIRST SAW THE COMPLEX FROM THE OUTSIDE ?

\_\_\_\_\_

WHAT ARE THE BUILDINGS AND AREAS LIKE AROUND THE PROPERTY/COMPLEX?

\_\_\_\_\_

HOW SECURE IS THE COMPLEX ? EG IS IT A GATED SECURITY WITH 24HR STAFF ?

\_\_\_\_\_

IF THERE ARE STAFF/MANAGEMENT AT THE COMPLEX THEN HOW FRIENDLY AND HELPFUL WERE THEY ?

\_\_\_\_\_

ARE THE FACILITIES ON SITE MANAGED BY THE DEVELOPER OR BY ANOTHER COMPANY ? WHAT HAPPENS TO THE MANAGEMENT OF THE COMPLEX WHEN ALL APARTMENTS/PROPERTIES ARE SOLD AND THE DEVELOPER MOVES ON ?

\_\_\_\_\_

IF THERE IS A RESTAURANT/BAR AT THE COMPLEX THEN HOW WAS THE ATMOSPHERE AND THE FOOD ?

\_\_\_\_\_

HOW CLEAN IS THE COMPLEX ? EG POOL, GROUNDS, GARDENS, ETC ..

\_\_\_\_\_

IF FULLY MANAGED HOW WELL WERE THE ROOMS CLEANED ?

\_\_\_\_\_

GIVEN THE PRICE OF THE PROPERTY DO YOU FEEL THAT THE EXPERIENCE MATCHED UP TO YOUR EXPECTATIONS ?

\_\_\_\_\_

ARE THERE QUALITY FOOD SHOPS NEAR BY OR ON SITE ?

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ARE THERE GOOD QUALITY MEDICAL FACILITIES NEAR BY ?

Y/N

IS THE BEACH NEAR BY (OR SKI SLOPES OR AREA OF PARTICULAR INTEREST) ?

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IS THE PROPERTY IN A FABULOUS OR SPECIAL LOCATION ?

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**LOCATION SCORE:** \_\_\_\_\_

**EXPERIENCE SCORE:** \_\_\_\_\_

**QUALITY OF YOUR APARTMENT:**

WHAT IS YOUR IMMEDIATE IMPRESSION OF THE PROPERTY ?

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IS THE PROPERTY CLEAN AND IN ORDER ?

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ON CLOSE INSPECTION WHAT IS THE BUILD QUALITY LIKE ?

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WHAT ARE THE VIEWS LIKE FROM YOUR APARTMENT/PROPERTY ?

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DOES IT FIT YOUR PURPOSE ?

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IS THERE ANYTHING UNIQUE OR SPECIAL ABOUT YOUR APARTMENT ?

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DO YOU LIKE IT ?

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IF FURNISHED THEN WHAT ARE THE QUALITY OF THE FITTINGS AND FURNITURE LIKE ?

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IS THE FURNISHING SUITABLE ? IF YOU ARE STAYING THERE DO YOU LIKE IT ?  
IF IT IS FOR RENTAL THEN WILL THE FURNISHINGS SUIT THE TYPE OF PEOPLE YOU  
WILL BE RENTING OUT TO ?

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DOES THE PROPERTY HAVE ADEQUATE AIR CONDITIONING / HEATING ?                      Y/N

WHAT IS THE WATER PRESSURE LIKE ?

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ARE WINDOWS DOUBLE GLAZED FOR NOISE REDUCTION ? (IF NOISE IS A PROBLEM).

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ARE THE WINDOWS FITTED WITH GAUZE TO PREVENT INSECTS GETTING IN ?

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HOW SECURE IS THE PROPERTY ? WINDOW LOCKS, STONG DOORS ETC ..

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HOW MANY SIMILAR PROPERTIES ARE THERE IN THE COMPLEX ? \_\_\_\_\_

WHAT IS THE SOUNDPROOFING LIKE FROM AJOINING APARTMENTS/PROPERTIES ?

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DO THE DEVELOPERS OFFER A BUILDERS GUARANTEE ? Y/N, FOR \_\_\_\_ YRS.

IS THE PROPERTY BUILT IN AN AREA THAT EXPERIENCES FLOODING OR OTHER GEO-PHYSICAL PROBLEMS ?

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IS THE AREA PRONE TO EARTHQUAKES Y/N

AND IF SO HAS THE PROPERTY CERTIFICATES TO PROVE A BUILD QUALITY TO COPE WITH THIS ? Y/N

HOW IS SEWAGE DEALT WITH FOR YOUR PROPERTY ?

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HOW DOES THE DEVELOPMENT OR YOUR PROPERTY HANDLE POWER CUTS ?  
(IS THERE A GENERATOR FOR POWER OUTAGES)

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IS YOUR PROPERTY NEAR A POWER GENERATOR OR OTHER NOISEY FEATURES ?

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IF YOU ARE VISITING THE PROPERTY OUT OF SEASON WHAT ELEMENTS MAY EFFECT THE ENJOYMENT OF YOUR PROPERTY IN FULL SEASON ? (EG IS THERE A BAR/CLUB NEARBY THAT IN SEASON WILL BE NOISEY OR CAUSE PROBLEMS WITH DRUNKS, LITTER, ETC)

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**PROPERTY QUALITY SCORE:** \_\_\_\_\_

**PROPERTY DESIREABILITY SCORE:** \_\_\_\_\_

**PURCHASING PHASE AND LEGALS:**

AGENCY EXPERIENCE IN THIS REGION: \_\_\_\_\_ YRS

DEVELOPERS EXPERIENCE IN THIS REGION: \_\_\_\_\_ YRS

LAWYERS EXPERIENCE IN THIS REGION: \_\_\_\_\_ YRS

ARE AGENCIES OR DEVELOPERS EXPECTED TO BE AUTHORISED BY A GOVERNMENT BODY, AND IF SO IS YOUR AGENCY/DEVELOPER AUTHORISED ? YES/NO

IF YES THEN LIST HERE \_\_\_\_\_

\_\_\_\_\_

NOTE: IS YOUR LAWYER INDEPENDENT ? YES/NO  
(You can use your own lawyer to work on your behalf, this should give you more confidence than using a lawyer recommended by the developer. A UK lawyer specialising in purchasing in the country is a good idea but usually more expensive. Also if your chosen lawyer does not speak your language then hire a translator, also required if the documents are not in your language).

ARE ALL LEGAL DOCUMENTS IN PLACE ? YES/NO  
(Make an attempt to understand the buying process yourself and ensure that the developer has the right to build on the land and that they have proof of ownership of the land).

\_\_\_\_\_

\_\_\_\_\_

IS A SURVEY REQUIRED ? (ALWAYS GET A SURVEY FOR SECOND HAND PROPERTY) YES/NO

IF YES THEN HAS THIS BEEN DONE? YES/NO

WAS THE SURVEYOR APPOINTED BY YOU/YOUR LAWYERS OR THE DEVELOPER ?  
(Try and get an independent survey done on your behalf if a survey is required).

\_\_\_\_\_

ARE THERE ANY LOCAL CONSTRUCTION PLANS THAT WILL EFFECT YOUR PROPERTY ?  
(For example will other buildings be built to obstruct your views or a new road/railway or other development that may effect noise, views or quality of living ?). YES/NO

\_\_\_\_\_

\_\_\_\_\_

ARE YOU AWARE OF ANY LOCAL TAXES, COUNCIL/LAND FEES THAT NEED TO BE PAID IN THE PROCES OF PURCHASING AND OWNING YOUR PROPERTY ?  
(NATURALLY YOUR LAWYER SHOULD PROVIDE INFORMATION TO YOU ON SUCH COSTS BUT IT WOULD BE PRUDENT OF YOU TO ASK OR FIND A SPECIALIST WHO WILL KNOW THE ANSWER TO THIS).

**ARE YOU COMFORTABLE WITH THE DEVELOPERS/AGENTS AND LAWYERS ? Y/N**

**OVERALL DOES THE DEAL LOOK SOLID AND ARE LEGALS IN PLACE ? Y/N**

## NOTES:

### OTHER STRENGTHS:

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### OTHER WEAKNESSES:

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### SUMMARY - OVERALL ASSESSMENT OF PROPERTY:

#### FINANCES:

CAN YOU AFFORD THE INITIAL COSTS FOR THIS PROPERTY ?	Y/N
CAN YOU AFFORD THE MONTHLY COSTS FOR THIS PROPERTY ?	Y/N
IS THE PROPERTY VALUE FOR MONEY ?	Y/N
DOES THIS PROPERTY MAKE A NET ANNUAL GAIN ON RENT ?	Y/N
DO YOU CONSIDER THAT THE PROPERTY WILL INCREASE IN VALUE ?	Y/N
DO YOU CONSIDER THE PROPERTY TO BE RENTABLE ?	Y/N
DOES THE ANNUAL RENTAL INCOME AND THE EXPECTED INCREASE IN THE PROPERTIES VALUE MAKE THE PURCHASE WORTHWHILE ?	Y/N
DO YOU CONSIDER THAT THE PROPERTY CAN BE SOLD AT AN INCREASED VALUE IN THE FUTURE ?	Y/N

#### THE PROPERTY:

LOCATION SCORE: \_\_\_\_\_

I.V. EXPERIENCE SCORE: \_\_\_\_\_

PROPERTY SCORE: \_\_\_\_\_

DESIRE-ABILITY SCORE: \_\_\_\_\_

#### THE DEAL:

DOES THE DEAL LOOK SOLID ?	Y/N
DO THE AGENTS/DEVELOPERS MEET YOUR REQUIREMENTS ?	Y/N
IS THE LAWYER INDEPENDENT ?	Y/N
DO YOU UNDERSTAND THE BUYING PROCESS AND COSTS INVOLVED ?	Y/N
ARE THERE ANY LEGAL PROBLEMS ?	Y/N
ARE THE LEGAL DOCUMENTS ALL IN PLACE ?	Y/N

#### FINALLY:

ANY OTHER PROBLEMS YOU CAN THINK OF ?	Y/N
NOW THE HOMEWORK IS DONE - ARE YOU GOING TO BUY ?	Y/N