

The Buying Process in Spain is no more or less complicated or problematic than in other country in Europe. However don't lose your head and relaxed, just do as doing as you would back home and ask an English-speaking lawyer, preferably based in Spain, to run the usual checks on contracts, licences, unpaid taxes on the property etc.etc.etc. On your behalf.

Once you've settled on the property that's right for you the first step is to take it off the market by placing a non-refundable reservation fee of around 3,000 - 6,000 euros dependant upon the value of the property. These monies are generally held by selling office/promoter and give you around 30 days' grace to organize the financing of stage payments for a new build or the balance due for a resale, arranging a mortgage if necessary.

On the day of completion you will be required to sign private purchase contract, in the presence of a notary (a Spanish public official required by law to witness the signing), and all documentation will be sent off to the Land Registry who will officially record you as the legal owner in the Title Deeds and register.

There are several additional costs to be aware of and you should allow up to 10% of the purchase price to cover these. Although changes of legislation may affect the exact percentage rates, the below serves as a rough guide:

**In case of existing/used/older building**

- 7% transfer tax (ITP)
- 1 % legal/lawyer fees
- Notary fees (on a scale fixed by law, expect between 300 - 1,200 euros)
- Land registry fees 250 – 900 euros

**In case of off-plan/new building**

- 1% transfer tax (ITP), payable upon completion,
- 7% IVA (VAT, Spanish sales tax), payable with each instalment
- 1% Stamp Duty (AJD), payable upon completion
- 1 % legal/lawyer fees
- Notary fees (on a scale fixed by law, expect between 300 - 1,200 euros)
- Land registry fees 250 – 900 euros

**If you need a mortgage, additional costs include:**

- Valuation fees
- Aprox.1% fee to bank for mortgage arrangement
- Building/ content insurance

**Essentials point when buying property in Spain and need mortgage:**

- 1 - Spanish bank account, simple to open, but necessary for paying for: firstly the property, then utility bills, community fees, IBI (property Tax) and so on.
- 2- A. NIE number (your personal Spanish tax number) must be obtained prior to purchase - this is straightforward but can be time-consuming so doesn't leave it until the last moment. Your lawyer will arrange that.
- 3- The mortgage bank in Spain wants a BANK CERTIFICATE from your bank in your country with following information on it:
  - Your full name
  - Your full address
  - How many years you're their costumer and date of opening the account
  - Your turn over, Deposit and withdrawal for the last 6 month
  - Your balance
  - That your relation with the bank has been good
  - Needs to be translated by official translator and stamped

**The occupations and income proof certificate with following information on it:**

- Information of the company: Name address telephone...etc...
- Organisation number of the company on the company official paper
- Your full name and ID number (Passport nr.)
- Your full address
- Your title and position in the company
- How many years you are working in the company
- Your average income in the last 3 years after taxes
- Your net income after tax for the current year
- The signature has to be from the Chief Accountant of company
- Needs to be translated by official translator and stamped

Consulting & Investment Group S.L. is on hand to advice and supports you throughout the entire buying process that is our job.