



AmorProperty Questionnaire for non Spanish residents purchasing property in Spain.

- PERSONAL DETAILS:

Name:

Address :

Email:

Mobile:

- ADDITIONAL INFORMATION:

Have you purchased property in Spain before?

- Yes
- No

If no,

Have you got a NIE* number? (Número Identidad Extranjero)

- Yes
- No

If Yes, please send to us.

(A NIE* - a *Número de Identidad Extranjero* or *Foreigner's Identity Number* - is a tax number given to all non-Spanish citizens who need to carry out any procedures with the Spanish government, e.g. study, work, buy property, open a bank account in Spain.)

Don't worry if you do not have a NIE, we can help.

Who needs a NIE?

You need a NIE if:

- You are staying in Spain for over 90 days
- You are staying less than 90 days but wish to work, open a bank account, pay taxes etc. during these 90 days
- **You do not live in Spain but want to buy Spanish property**

You will not be able to do some simple tasks - such as open a bank account - without a NIE. You will not be able to purchase property in Spain until you have a NIE, so it's better to get it sorted sooner rather than later.

How to get a NIE?

Contact us and we can send you relevant information.

INFORMATION RELATED TO YOUR PROPERTY REQUIREMENT:

Where is your preferred location to purchase your property?

- Canary Islands**

Which island:

- Balearic Islands**

Which island:

- Peninsula**

Which province:

What is the purpose for purchasing the property?

- To live in permanently
 Holiday home for occasional visits and NOT to be rented even when not there
 Holiday home for occasional visits and TO be rented when not not there
 Investment
 Buy to let

What have you budgeted for the property?

- 100-150k
 150-250k
 250-350k
 350-450k
 450-550k
 Or more:

Also, if you want you can specify;

Do you require a mortgage?

- Yes
 No.

Many banks in Spain lend to non-Spanish residents'.
We can help you.

PROPERTY SPECIFICS:

PROPERTY TYPE:

- New
- Second hand

- Apartment;
 - Flats
 - Penthouses
 - Duplex

- Houses;
 - Detached
 - Semi-detached
 - Terraced

- Country homes
 - Villa
 - Finca

- Land to build
 - Yes
 - No

Number of bedrooms:

- 1
- 2
- 3
- 4 or more

Number of bathrooms:

- 1
- 2
- 3 or more

Outdoors space:

- Yes
- No

Condition:

- "Turnkey" condition
- Requires renovation

More:

Lift

- Yes
- No

Parking

- Yes
- No

Garden

- Yes
- No

Terrace

- Yes
- No

Swimming pool

- Yes
- No

With this information we hope to be able to achieve what you are looking for.

Following steps:

Purchasing Spanish property process *simplified*.

- Meet Evan and Monica.
- Identify properties that are of interest to you.
- Inspect the properties with Evan and Monica.
- Over deliberations together identify a property or properties' that we have viewed/inspected that are of real genuine interest.
- Take your time to consider which is your favourite property and at what price level.
- Discuss with Evan and Mónica the price, and AmorProperty will negotiate the price and any other matters on your behalf, including timeline.
- If we are successful with the negotiation with the vendors/ sellers and/ or their estate agent, then a deposit will have to be paid. "contrato de reserva"
- Agents then instruct lawyers for vendor / seller and your lawyer.
- Instruct your bank to issue your formal mortgage approval (you should already have a mortgage in principle approved by your bank).
- Your Lawyer will carry out a land registry check, will identify any red flags, they should also be able to advise you on tax advise you'll have to pay.

They should also carry out extensive due diligence on the property you're purchasing.

- Next, you'll be asked to sign the deposit agreement "contrato de arras". This is the private contract in which you show your real commitment to buy the house at the agreed price and timeframe. A further deposit will be required. Please note this is not usually refundable.
- All parties go to a notary where the notary will write the property deed and the agreement with the seller and witness it.
- Final balances due are paid and the keys to your new property are handed over to you. A very exciting time.
- Most lawyers will also carry out post completion services including;
 - change utility contracts
 - change of ownership before the relevant institution

→ AmorProperty request one thing from you on this day. We open a bottle of champagne together in your property that day and the start of your new happy life in your new property begins.

HELP:

AmorProperty have identified lawyers, accountants and banks to assist both in Canary Islands and Balearic Islands. However, absolutely are you free to choose your own.

PERSONAL TIPS:

Evan

Patience is important. Remember you are purchasing property in a different country and the process is probably different to what you have previously experienced. Hence, why you have engaged with us to assist you through the entire process. So, try let us do the worrying and stressing and you enjoy the process in buying that dream property in Spain.

Mónica

If each step doesn't come out smoothly, there's no problem, there's almost always a solution or alternative, the important thing is to enjoy the process and think about the end, your goal.