

LEXJAHNEL – Abogados

SALE – PURCHASE QUESTIONNAIRE

Please fill in and send back via: Fax: +34-971-495390 or E-mail: info@lexjahnel.com or Post: Matthias Jahnel, LL.M., C/Can Arboç, nº 1 - bajos, E-07002 Palma de Mallorca

1. Purchaser Information

Name:		Date of birth:	Marital status:
Nationality:	Name of spouse:	Name of father:	Name of mother:
Current address:			
City:	ZIP Code:	Tel:	
Fax:	Other:	Email:	
Passport number:	Spanish NIE: <input type="checkbox"/> NO	Are you resident in Spain?	

Financial Situation

Account details in Spain:	Bank:	CCC:
Do you need to finance the purchase?	Amount needed:	Have you already contacted a Bank? <input type="checkbox"/> YES <input type="checkbox"/> NO

2. Purchaser Information

Name:		Date of birth:	Marital status:
Nationality:	Name of spouse:	Name of father:	Name of mother:
Current address:			
City:	ZIP Code:	Tel:	
Fax:	Other:	Email:	
Passport number:	Spanish NIE: <input type="checkbox"/> NO	Are you resident in Spain?	

Financial Situation

Account details in Spain:	Bank:	CCC:
Do you need to finance the purchase?	Amount needed:	Have you already contacted a Bank? <input type="checkbox"/> YES <input type="checkbox"/> NO

About the property you wish to purchase

Address of property:	
Name of agent / seller & contact details:	
Agreed purchase price in Euro:	When is the desired purchase date? dd/mm/yy
Have you thoroughly checked the property? <input type="checkbox"/> YES <input type="checkbox"/> NO	Do you wish a survey on the property? <input type="checkbox"/> YES <input type="checkbox"/> NO
Do you have any observations? <input type="checkbox"/> YES <input type="checkbox"/> NO - If YES please state details!	
Do you acquire the real estate with furniture? <input type="checkbox"/> YES <input type="checkbox"/> NO - If YES please include itemized list.	
Have you already signed any document regarding the property? <input type="checkbox"/> YES <input type="checkbox"/> NO - If YES please attach.	
Have you paid any amounts towards the agent or seller? <input type="checkbox"/> YES <input type="checkbox"/> NO - If YES please specify:	
Is there anything else you would like to tell/ask us?	
Do you need a Will / Testament in Spain? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Where did you hear about LexJahnel – Abogados? <input type="checkbox"/> Internet <input type="checkbox"/> Agent <input type="checkbox"/> Friends <input type="checkbox"/> Press <input type="checkbox"/> Others	

DATA PROTECTION POLICY: I / we hereby consent to the data entered by me / us in this document and its attachments (copy of my / our personal document) can be used for the purpose of a paid consultancy, preparation, execution, and a subsequent processing of a real estate purchase carried out as instructed by Mr Matthias Jahnel, domiciled at Calle Can Arboç, nº 1, 07002 Palma de Mallorca. He may collect, store, process and / or use those data. Apart from legal obligations, these data may only be passed on to the following institutions: Bank for opening a current account in my / our name, notary public for the purpose of drawing up notarial deeds, utility companies (such as: electric, water, gas, telephone, internet) to contract with those suppliers, or to Spanish authorities and offices for the purpose of my / our registration in Spain. This consent may be withdrawn at any time. The withdrawal is to be directed at Matthias Jahnel, Calle Can Arboç, nº 1, 07002 Palma de Mallorca, Email: info@lexjahnel.com, Tel: + 34-971105511. The revocation does not affect the legality of the processing up to that point. I / We have been informed that I / we may at any time request to be informed about, to receiving a copy of, or to rectify and or restrict and / or deletion of my/our data.

**List of documents to be provided
(Only if you are already in possession of them)**

- Copy of your passport or *Residencia*,
- Copy of your N.I.E.
- Copy of your *Escritura publica* - public deed of purchase
- Copy of payment of the IBI (yearly property tax)
- Prove of payment of invoices of all suppliers (gas, electricity, water, telephone, etc.) until the date of sale
- Any reports on the state of the property drafted by an architect or other expert in case you possess such documents
- Any inventory
- Any documents you signed regarding the sale
- Any receipts you received for payments made

IMPORTANT NOTICE

IMPORTANT: In case you finance the purchase please be aware that Spanish banks do under normal circumstances only provide now mortgages up to **50%** of the property value. Only under exceptional circumstances mortgages may be higher (up to 60%). Mortgages **cannot** be used to pay the **deposit of 10%** due upon signing the pre - contract (option) **nor** do Spanish **mortgages cover the external purchase costs**.

IMPORTANT: Once you have decided to buy Spanish real estate, a pre – contract (option) will be signed with the seller in order to take the property off the market for a certain period (normally 1 – 3 months). This option gives you time to organise payments and prevents the seller from vending the property you are interested in to a third party. The consideration payable varies between **10 – 15%** and is payable upon signing the pre – contract (option). Hence, once you decided to buy the property this amount has to be provided **on very short notice** and should have been transferred to Spain before the signing of the contract of option takes place.

It is also very important that you inform me as soon as possible on whether or not you require a survey on the property. Such a survey will take up to two weeks to be completed and should be organized without any delay. The costs of a survey vary and are dependent on the size of the property, but should not exceed € 1,200.00, which will be disbursed by you. It is advisable to order such a survey if you have not seen the property or will not visit the property before the actual purchase.

Please send all information to:

**Matthias Jahnel, LL.M.
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E- 07002 Palma de Mallorca
Fax: +34-971.49.53.90
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