

LEGAL DUE DILIGENCE

Legal Due Diligence is an analysis process addressed to the achievement of all the informations concerning the transaction.

This system contributes a deep and through understanding of all the legal aspects included into the business, minimizing risks on client behalf.

Thanks to this procedure it'll be possible to offer an high level of assurance about the opportunity to deal with the analyzed purchase, **saving client's money**.

In particular, according with this analysis system, we provide a cross-investigation on:

TOWN-PLANNING CONTEXT
BUILDING PERMISSION
BUILDING AMNESTY
ZONING APPROVAL
LAND REGISTRY
CONFORMITY TO THE APPROVED PROJECT

TITLE OF OWNERSHIP
PRE-EMPTION RIGHT
THIRD RIGHTS
COMMUNITY MINUTES
ACCESSES
RIGHTS TO USE COMMON AREA

MORTGAGE
CAUTION
DISPUTE ON PROPERTY
BANK LOAN AGAINST
SOLVENCY OF THE SELLER

INCREASING PROPERTY VALUE (SHORT/LONG TERM)
RENTAL INCOME
BUILDING MANAGEMENT

ICI
REFUSE TAX
WATER TAX
CGT
VAT
"ROLL BACK TAXES"

TERMS OF ALL THE CONTRACTS INVOLVED IN THE PROPERTY PURCHASE PROCESS

TERMS OF ALL CONTRACT INVOLVED IN THE RESALE PROCESS

CONTRA AGREEMENT

AGENCY AGREEMENT

TERMS OF THE PROPERTY RENTAL AGREEMENT

The cross-investigative results will be prepared in an **Advisor's due diligence report** that collates the information uncovered during the whole process.

This report will allow an analysis about the risks related to the eventual purchase with the addition of all the original documents involved in.

OUR PURPOSE IS MAKING SURE YOU GET WHAT YOU THINK YOU ARE PAYING FOR!!!!