

Making an Offer to purchase with Hola Properties in Spain: The Process

At Hola Properties, we prioritise our clients' interests and ensure that every offer made aligns with both legal and professional standards. This guide outlines the essential steps and information required to make an offer, ensuring it is received in the best possible light by the seller. We do not deviate from this process!

1. Personal Details:

- **Full Name & Address:** Every buyer's complete name and address.
- **NIE or DNI Number:** Identification numbers for all buyers.
- **Contact Number:** A reachable phone number for each buyer.
- **Professional & Marital Status:** Necessary for legal documents such as the reservation agreement.

2. Language & Representation:

- **Language Proficiency:** Indicate if you are a Spanish speaker or require translation services.
- **Legal Representation:** Inform us if you have a legal representative, need our assistance in finding one, or choose not to have one (though this is not recommended).

3. Funding Details:

- **Source of Funds:** Specify if the funds are readily available, if you require a mortgage, loan (from a bank, friend, or family), or need to sell another asset.
- **Current Buying Position:** Indicate if the purchase depends on the sale of another property, shares, investments, or pensions.
- **Currency Exchange:** If funds are coming from outside the EU, inform us if you have a currency exchange account. If not, we can assist in setting it up.

4. Purchase Conditions:

- **Conditions:** Any conditions that will be part of your offer, such as furniture etc. It's crucial to inform us beforehand as changes later can lead to a renegotiation or potential breaches of contract. If unsure, please consult with us.
- **Timescale:** The time frame within which you can complete the purchase.

5. Offer Details:

Supporting Evidence: If the offer is below the asking price, provide evidence or reasoning to support it. This helps us communicate effectively with the seller.

When an purchase is agreed a minimum 3000euro reservation is paid to our client account within 24 hours. This secures the property for you and is an agreement that the seller cannot change the price or sell to another buyer without a penalty. Our standard Reservation agreement is available on request prior to presenting an offer. The reservation will last for 14 days in order for legal checks to be completed during this time. After this the remainder of a 10% deposit will need to be paid along with the signing of the Compra Venta. The remaining funds to be paid into our client designated account 5 working days prior to the notary signing date to allow all funds to be cleared.

If you have any questions about this process, please ensure you ask us before making an offer to purchase.