

THE PROPERTY BUYING PROCESS

- HOW IT WORKS -



REAL ESTATE AGENT

CHOOSE A LICENSED REAL ESTATE AGENT



IMPORTANT

IMPIC | Instituto
dos Mercados Públicos
do Imobiliário e da Construção

**PURCHASE
PROCEDURE**

**FINAL CONTRACT
OF PURCHASE
AND SALE**

**RESERVATION
CONTRACT**

**PROMISSORY
CONTRACT OF
PURCHASE AND
SALE**





DUE DILIGENCE

**RESERVATION
CONTRACT**

- Takes the Property Off Market
- Reservation deposit usually between € 2.000,00 to € 10.000,00 euros
- Reservation deposit is conditioned to Due Diligence Result
- Reservation deposit should be refundable
- Pay the reservation deposit into escrow

GENERAL DOCUMENTS



- Citizen card / Passport
- Personal data

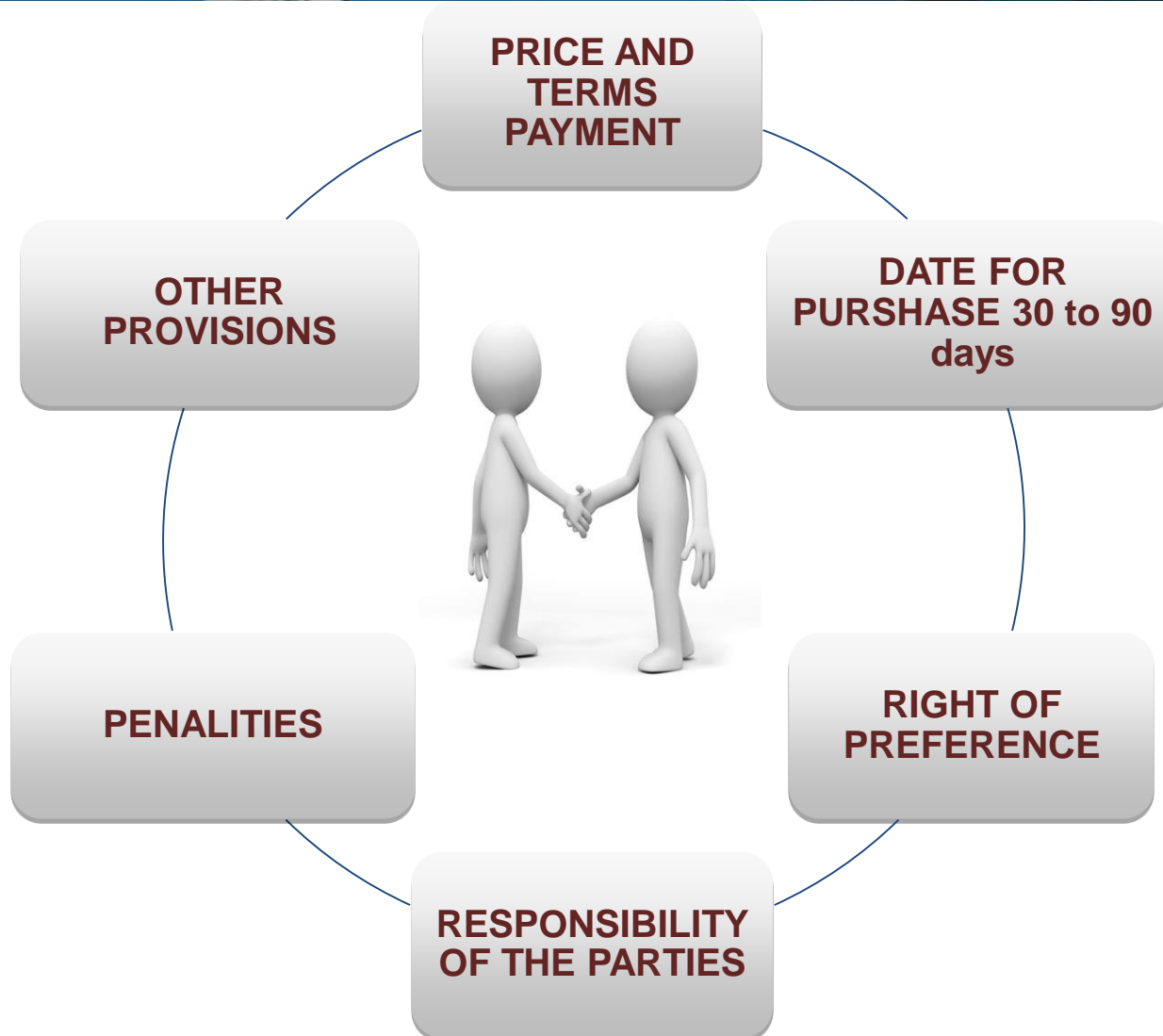
DOCUMENTS (PROPERTY):



- Certificate of Land Registry or access to the permanent Land Certificate
- Certificate of Land Tax Registry
- Building permit/ Utilization license
- Technical Specification (property build after 2004)
- Energy efficiency certificate

**Legal Due Diligence
(Lawyer)
2 weeks program**

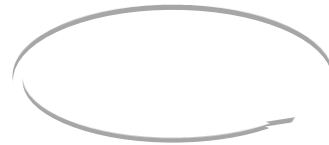




FREE OF ALL LIENS
AND
ENCUMBRANCES



PAYMENT OF
STAMP DUTY AND
IMT



EXECUTED BY PUBLIC
DEED BY NOTARY OR
EXECUTED BY
LAWYER BY PRIVATE
DOCUMENT



REGISTER



PROPERTY TAX (“IMPOSTO MUNICIPAL SOBRE TRANSMISSÕES ONEROSAS DE IMÓVEIS – IMT”)

AMOUNT SUBJECT TO IMT	PERCENTAGE RATES	
	MARGINAL	MEDIA (*)
Up to 92 407	1	1
To more than 92 407 up to 126 403	2	1,268 9
To more than 126 403 up to 172 348	5	2,263 6
To more than 172 348 up to 287 213	7	4.157 8
To more than 287 213 up to 550 836	8	-
More than 550 836	6 (single rate)	

**STAMP DUTY
(IMPOSTO SELO – IS)**

- Paid with the signature of the public deed
- Flat rate of 0,8% regardless the price of the property

**MUNICIPAL PROPERTY TAX
(IMPOSTO MUNICIPAL SOBRE IMÓVEIS IMI)**

- Due every year
- Tax rate vary between 0,3% and 0,5% depending on the municipality where the property is located
- Additional Municipal Property Tax (AIMI):
 - ✓ Natural persons and undivided estates, a deduction of € 600.000,00 (€ 1.200.000 for taxable persons that opt for joint taxation under this tax) from the taxable amount.
 - ✓ 0.7% of the taxable amount after deductions up to the value of € 1.000.000 (€ 2.000.000 for taxable persons opt for joint taxation under this tax)
 - ✓ 1% for taxable amounts in excess of € 1.000.000 (or double, where taxable persons opt for joint taxation under this tax);

Thank you