

BUYERS CHECK LIST FOR POTENTIAL PROPERTIES

PROPERTY ADDRESS:		DEVELOPER/REAL ESTATE COMPANY:	
		SALESMAN/AGENT NAME:	
		1ST VISIT DATE:	
PROPERTY TYPE:		2ND VISIT DATE:	
SIZES:			
NOTES:			

FINANCE		RUNNING COSTS	
Asking price		Municipal taxes	
Price range achievable		Immovable property tax	
Property transfer fees		Communal fees	
Legal costs		Water rates	
Various other payments		Electricity	
Current exchange rate of CYP		Gas	
Tenure - freehold/leasehold		Telephone	
Mortgage Valuation		Cable communication	
		Other	
GENERAL		LOCATION	
Age of property		Distance to seashore	
Cooking/heating (electricity/gas or solid fuel)		Traffic conditions (rush-hour/off peak)	
Air-conditioning/Heating system		Public transport links	
Wiring		Distance from friends	
Plumbing		Distance from local amenities	
Last boiler service		Road links	
Closets/storage			
Basement		LOCAL AMENITIES	
Fixtures & fittings		Shopping	

Repairs	
Structural changes	
Redecorating	
Window condition	
Parking (off-street/garage/ carport)	
PROPERTY CONDITION	
External	
Paintwork	
Walls	
Woodwork	
Roof/tiles	
Drains/gutters	
Garden	
Internal	
Bedrooms	
Living room	
Kitchen	
Bathroom	
Dining room	
Other rooms	

Leisure facilities	
Parks	
Recycling/Rubbish	
Hospitals	
Child care	
Doctors/dentists	
RECREATION	
Pubs	
Restaurants	
Nightclubs	
Leisure complex	
Sport complex	
SAFETY	
Privacy	
Neighbourhood	
Crime	
Condition of adjacent properties	
Access to water	
Noise levels	
Any disturbing smells	

ADDITIONAL INFO YOU NEED TO KNOW

Are you using legal services for the purchase? Who will you choose to protect your interests in this major purchase?
 Are you sure of the terms of settlement, both time and financial? Have you organised finance? Are you satisfied with your borrowing limits; and Are you satisfied with your ability to repay?
 Title deed for your property -- all details
 What inclusions/exclusions are in the contract of sale?
 Does the copy of the title exactly match the property you intend to buy?
 Have you physically measured the boundaries and made sure they correlate precisely to those described on the title.
 What easements and covenants exist on the property and what do they mean?
 Do you know whether there are any special municipality plans for adjoining roads, drainage, etc.?
 Is there any likelihood of neighbours undertaking developments that would spoil your lifestyle or property values?
 Have you made sure any alterations/extensions have the appropriate permits?
 What is the physical condition of the building (foundations, stumps, wiring, plumbing, structural walls)?
 Does the property have all the services that you want connected?
 Have you checked the value of the property and those of comparable properties in the area?
 Have you visited the property at various times to assess noise, smells, light, neighbours and traffic?
 Do the room sizes affect the placing of your furniture?
 Are your family and partner as committed to the purchase as you are?
 What inclusions/exclusions are in the contract of sale?