

## Fly to Buy, the certain way

by Kevin Barnett, international property writer

**Fly to Buy** is the certain way to buy that dream home bargain in Spain with the guarantee of it being fully legal and enjoying such a great loan to value ratio that leading banks are happy to offer 80% to 90% mortgage loans.

The **Fly to Buy** service is operated by **PropertyInSpain.Net**, who are the well established [Bing and Google number one ranked website](#) for Spanish bank repossessions and bargain property in Spain. Google has ranked the award winning website as the best source for property in Spain every month since its launch in 2004.

Buyers submit their property **briefs and budgets** and these are checked against 1,000s of online listings and in the property repossession databases of the four partner banks. A **benchmark showcase of suggestions** are emailed back within 48 hours so buyers can see what they get for their budget and where.

Buyers with the one to one help of the Fly to Buy property professionals compile a **shortlist** that can be used to check availability against the **planned dates** for viewing in Spain. **Flight bookings** to the nearest convenient airport are confirmed so buyers can be entered in the viewing programme and download their **EUR 500 Cashback Voucher** to cover flights and hotel costs.

### Beware "auction bargains"

Some websites and advertisements promote Spanish bank repossessions at public auction. These tend to be "last resort" homes and are bought by Spanish dealers, operating in rings.

Fly to Buy properties are bought direct from the bank that now owns them and provides the generous mortgage as well.

It pays dividends in buying power to have a **pre-approval** for a **Spanish mortgage** before travelling to Spain and to have completed other legally required paperwork to obtain an NIE card (required for each buyer) that needs two passport style photos. All forms, including Spanish bank account applications, are available from the PropertyInSpain.Net website.

It's a good safeguard to have a **Spanish solicitor** pre-booked to assist on the spot and this can be arranged via a list of independent firms who have performed well for previous international buyers. Buyers can email for the list covering their search area and make contact with the Spanish solicitor direct.

There is an optional **meet & greet** at the airport, or at the hotel booked independently or by the local team. A bi-lingual **property professional** from a local affiliate office and/or a representative of the bank owning the shortlisted properties are assigned to buyers exclusively for the pre-agreed viewing periods. They can show any similar, newly available **property options** that meet revised requirements.

Once the best property has been identified it can be **reserved for EUR 3,000** using cash or card and the initial contract agreed and sent to the buyer's Spanish solicitor for checking and approval.

If buyers want a **mortgage** they should have completed the pre-viewing mortgage application form and/or have the required **evidential papers** with them so there are no unnecessary delays in securing the property of choice.

Completion at the notary can be within 4-6 weeks, at which stage buyers will need to have a confirmed **mortgage offer**, the balance **deposit funds** and a further 10% of purchase price to cover **buying costs** such as taxes, notary and registration fees and the fee of their own Spanish solicitor who can have **power of attorney** if buyers cannot return to Spain to sign themselves.

#### Repossessions and legalities

Horror stories in the media paint a certain picture, but bank-owned bargains are fully legal and come with independent valuations, deeds, room layout, images and condition survey.

They are debt-free at purchase and banks will give a generous mortgage, in every case, subject to status.

Spanish property buying is different to the UK, but with 400,000 sales a year even in the recession, it is generally trouble free for international buyers who have done their research and use an independent Spanish solicitor.

#### Check out and/or download:

Online Buyers' Guide <http://www.propertyinspain.net/guide/bg/index.aspx>

How to pay 50% less <http://www.propertyinspain.net/promo/article.aspx?id=694>

EUR 500 Cashback <http://www.propertyinspain.net/property-for-sale/voucher.aspx>

[www.PropertyInSpain.Net/mortgages](http://www.PropertyInSpain.Net/mortgages) offers a mortgage service, based in London and working with Spanish banks, and can help with legally required NIE Card and after sales through their affiliate offices across Spain. Testimonials show just how well they take care of their clients, and the property images and accurate descriptions are enough to get anyone dreaming of their new home in Spain.



## Viewing | Living in Spain basic checklist

You need to think about...	Yes	No	action & notes
Passport			
Form E111 EU medical cover			
Driving licence(s)			
Euro Spanish bank account			
Evidential papers on status and income			
Credit and/or debit card			
NIE card (fiscal ID)			
Birth & marriage certificates			
Cashback Voucher for viewing costs			
Car documents			
Visa, if non EU citizens			
Pets			
Spanish language			
Spanish culture research			
UK house sold or let out			
<b>Clothes to take</b>			
Removals/storage contract			
TV & appliances			
Computers & printers			
<b>Flight or ferry bookings</b>			
Best deal for excess baggage			
<b>Car hire or airport limo transfer</b>			
<b>Rules of the road</b>			
Health & mental checks			
Inheritance advice UK & ES			
Lifestyle change impacts			
Extra income prospects			
Own business advice			
Gestor – red tape cutter			
<b>Helpful property professional</b>			
<b>Coast or Real Spain living</b>			
<b>Apartment, cave or villa</b>			
<b>Mortgage type &amp; duration</b>			
Surveying & snagging			
Utility hook-ups			
Furniture provision/installation			
Moving-in planning			
Meet the neighbours BBQ			
When in Spain activities			
Visiting the mayor or town hall			
Bullfights, football, tennis			
Fiestas and Flamenco			
Siesta or Horchata energy boost			
Tapas, the way of daily living			
Markets for Mediterranean diet			
Rioja and other vinos			
Pastimes for health & fitness			
Pension & annuity payments			

*All this and more in "Retiring to Spain" published by Age Concern ISN 0-86242-385-6*