

## Do I Need a Solicitor?

Many Spanish buyers do not use a solicitor when buying property; however, we do strongly recommend that anyone coming from outside Spain to buy property should employ the services of a solicitor (abogado). Doing so will give you peace of mind, especially whilst out of the country, in the knowledge that everything is being taken care of on your behalf by an official knowledgeable in the local area and its rules and regulations.

An abogado will check every aspect of the purchase, making sure that all is well with the title deeds (Escritura), land registry and ensure that there are no outstanding debts on the property which you could otherwise inherit. He will draw up the contract and ensure that everything is legal and above board.

On the day of completion, he will ensure that the notary is booked and that all the necessary people are present as required.

How do you find the right abogado? we can recommend a good one who is local, English speaking, very efficient and used to dealing with British clients. He will keep you well informed of everything as and when it happens during your absence and he will also assist in obtaining your NIE (Numero de Identificacion de Extranjeros) which will be required for completion.

The cost of employing an abogado is usually around 1% of the property value and is always good money spent.