

Property Ownership Checklist

Use this matrix to evaluate the quality of each community you see, from an objective point of view. Score every property on the same questions so you are comparing them on a level playing field for livability and quality, and can be confident in your decision.

PROPERTY	Property 1		Property 2		Property 3	
	YES	NO	YES	NO	YES	NO
Are there rules, covenants & restrictions to ensure property standards and values are long term?						
Construction supervision to ensure North American standards enforced?						
Are the HOA fees enough to realistically cover maintenance of property by the sea?						
Are there green areas and open spaces?						
How is the water pressure when everything is turned on?						
Are there water lines to the refrigerator?						
Is the building connected to a central sewer system?						
Are safety / security systems installed?						
Are state-of-the-art energy saving systems installed?						
Is the building insulated for energy savings?						
Are there outlets on every wall?						
Are there multiple locations for TV, phone, and internet jacks?						
Are the windows double-pane “low-E” glass?						
Is the building built to category 4 hurricane standards?						
Is there crown molding?						
Are amenities in place? Pool, gym, restaurant, private dock, beach bar, tennis courts, beach access?						
Does the developer have a track record of stability? Are they financially stable?						
Is financing available?						

Takeaway: Consider hiring two lawyers to check the title when buying property overseas. Go through the process with two or three lawyers depending on the nature and scale of your purchase. You will then have a very good idea of the title history and double or triple-layered legal protection of your interests.