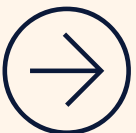




Spanish Finds

Apartment
Visit Checklist
Questions



Asking the Right Questions



When we first started buying property here, we walked into visits not really knowing what to ask. **Sometimes it turned out great, other times, we were in for a surprise post-purchase!**

These experiences have changed how we approach every visit today.

This checklist is built from the **exact questions** we wish we had asked before signing our first property and gives you a structure when excitement is high.

Most importantly, it helps you protect yourself in a market where not all information is offered upfront so you can cover your ground and avoid headaches further down the line!

Apartment Visit Checklist

NEIGHBORHOOD _____ ADDRESS _____

M2 BUILT _____

FLOOR _____ M2 USABLE _____ BEDROOMS _____ BATHS _____

AGENT QUESTIONS

When was this property listed?
(Let's you know how fast you need
to move) _____

Why is the owner selling? _____

Who lives in the building? _____

How much could it be rented out for? _____

What's the minimum offer the
seller would accept? _____

Are there any cargas (debts,
embargoes, usufructs, or
pending claims)? _____

Derrama (extraordinary community
expenses)? Provision? _____

Does it have a valid cédula de
habitabilidad? _____

COSTS

Listing Price _____

Community _____

IBI (Property Tax) _____

Derramas _____

Agent Commission _____

Renovation estimate _____

TOTAL: _____

15-MINUTE WALKING DISTANCE

	Y	N
Schools	<input type="checkbox"/>	<input type="checkbox"/>
Grocery Stores	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>
Parks	<input type="checkbox"/>	<input type="checkbox"/>
Hospital	<input type="checkbox"/>	<input type="checkbox"/>
Convenience Stores	<input type="checkbox"/>	<input type="checkbox"/>

POTENTIAL REFORMS/ CHANGES/ NOTES/

PERSONAL CHECKLIST

	Y	N
Did you walk around the neighborhood 20 minutes?	<input type="checkbox"/>	<input type="checkbox"/>
Is it well-lit? (Natural light)	<input type="checkbox"/>	<input type="checkbox"/>
Did you take a video of the entire place?	<input type="checkbox"/>	<input type="checkbox"/>
Did you talk to the neighbors? Go to a local bar and ask people about the area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a high risk flooding zone?	<input type="checkbox"/>	<input type="checkbox"/>
Is it a top floor or ground floor?	<input type="checkbox"/>	<input type="checkbox"/>

BUILDING CONDITION

Year built	_____
Roof condition	_____
Facade	_____
Cracks? Humidity?	_____

AGENT NAME + PHONE NUMBER _____