## **EXCLUSIVE**

Strateg	gic consultation	we will focus on a detailed analysis of your project and long-term financial solutions. We will find a solution that supports your future plans and is flexible at different life stages.
9 Op	otimization of financing	We create a financial strategy that works with your assets and finances to give you a sense of financial peace in your everyday life. To do this, we will select the most appropriate financial institution.
	Communicating with the real estate company for you	We will accompany you on three selected property viewings and use the information we gather on the spot to negotiate the best possible purchase price.
	Comprehensive property inspection	We will review all key aspects of the property, from easements and liens to risks associated with the location. We will also screen the seller for potential insolvencies and foreclosures.
	Owner's association screening	We will find out what plans and financial obligations the HOA has to avoid unexpected expenses.
( ) The state of t	Legal fine-tuning of the plan	We will provide expert legal advice, especially if there are multiple parties involved in the transaction, such as spouses or partners.
(3/45)	Verification of the contractual framework	We will check that all contracts comply with the legislation and are balanced for both parties. We will also check that they are not missing anything that could surprise you negatively in the future.
	Communication with the Land Registry	Not only will we take the necessary documents, but we will also communicate with the authority if necessary.
	nce in taking sion of the property	We will ensure a smooth takeover of the property and verify that all conditions are met. We will also ensure that you are properly registered for property tax and set up everything with HOA.



A technical inspection of the property

We will find out what defects, shortcomings or violations of standards reduce the quality of your future property. We will prepare a professional report, thanks to which you will negotiate with the seller to remove the defects or a discount on the purchase of the property.





Assistance with 5 property viewings

We will accompany you on three selected property viewings and use the information we gather on the spot to negotiate the best possible purchase price.



Transfer of current mortgage

Transferring a mortgage is a strategic step to make better use of capital.
This approach maximizes financial performance and reduces risk.