

## Inspection Visit & General Terms of Business & Guidelines

*We have created the below guidelines to help you on your journey either to Brazil or in purchasing a property through the Property Bond International Network. When buying a property in Brazil, it is important that you adhere to the correct processes. We are here to guide and support you through your transaction.*

1. It is possible for a foreigner to purchase and own land and property in Brazil without the need for complex company formations or residency application.
2. Tourist Visa – entitles you to a stay of 90 days, with possible extension of a further 90 days if your request for extension is granted by the Brazilian Federal Police Department. Any person visiting Brazil on a Tourist Visa can also not spend any more than 6 months in Brazil within any given calendar year. Most countries in Europe can receive a tourist visa on arrival in Brazil (at the airport). We would recommend you to check with the Brazilian Embassy or us before travelling if you will have to visit the embassy to obtain the Visa.
3. Ensure you have at least 6 months until the expiry date of your passport (6 months from the date you return to your own country). Otherwise your visa entry into Brazil may be rejected.
4. To live in Brazil without restriction, you are required to apply for a permanent residency visa. Buying a house does not automatically grant a permanent residency visa, as the Brazilian Government have a set criteria that the applicant(s) must meet. For example, you can apply for a Retirement Visa, Investment Visa, Business Visa, or Visa through Marriage (please see Brazilian Consulate website for more details [www.brazil.org.uk](http://www.brazil.org.uk)). If you need, we can assist and/or advise you with your application.
5. Properties are sold in Brazilian Reais. This means that the exchange rate from your currency into Brazilian Reais, will not be determined until the point the funds are released into the receiving agency bank. Typically, funds can take up to, or even beyond, 5 working days to arrive at the receiving agency bank in Brazil, from the day the funds are sent from your bank account. To check the previous days closing price on exchange currencies with the Central Bank of Brazil, please refer to [www.xe.com](http://www.xe.com) as a guideline for amounts to be sent.
6. When sending funds to Brazil, the transfer requested to your bank, has to be made in your local currency, and not in Brazilian Reais. In addition it is important that the money to be transferred is sent directly from the Buyer's account (name of account holder has to equal the name on the contract of purchase) via the Central Bank of Brazil and then directly to the seller's account in Brazil.
7. Every attempt has been made to ensure the information contained within our website and offline documentation is accurate and up to date at the time of publication. Enclosed material is based on information that we consider reliable, but because third parties have supplied it, we cannot guarantee that it is accurate or complete. It is the buyers responsibility to ensure property details, taxation etc are correct before paying a deposit/ purchasing. Property Bond do pride ourselves on the level of detail and prior checking of our properties for sale and have held an excellent success rate to date, however, we still advise you to make your own checks and if possible, personally visit the property you are proposing to purchase.
8. We advise you to use a trusted client lawyer when purchasing who will ensure your interests are protected. We recommend that you use a Brazilian Lawyer who is registered with the OAB (Ordem dos Advogados do Brasil), which is equivalent to the Law Society in the UK. You would also have more protection if they were also registered with the society in your own country (i.e. UK – Law Society).
9. Once you have paid a deposit, this is non returnable (unless we have clearly stated it is returnable, e.g. whilst pending further information).
10. If you do elect to buy a property as an individual, rather than a business, then the amount invested, does not necessarily count towards the monetary value that has to be met when applying for an Investment Visa, for example. Having a home in Brazil, will however, help with your visa application.



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11. Buying a property in Brazil does not give you the automatic right to open a Brazilian bank account. Once a Permanent Residency visa is obtained, you will then have the right to open a bank account, and in fact, have the same rights of any Brazilian individual, with voting being the only exception.
12. If you intend to buy a property when in Brazil, we recommend that along with your passport, you take your birth certificate, marriage certificate (where applicable), and utility bill clearly showing your name and permanent address in your country of residence. (for each person purchasing). It is also recommended that you have the ability to pay a reasonable deposit in Brazil to secure the property that you wish to buy.
13. When entering into Brazil, any one individual is not allowed to carry on their person more than the equivalent of R\$10,000 (ten thousand Brazilian Reais) in cash. Please consult exchange rates for your currency before travelling at [www.xe.com](http://www.xe.com).
14. Property Bond and Agent Commission payments for properties are included within the sale price of the property, thus there are no additional fees payable to Property Bond (unless otherwise stated).
15. Property Bond are here to help you with all aspects of your purchase, the nature of purchasing a property in Brazil can seem complex to buyers, we are here to help with all aspects of your purchase.
16. Property Bond are here to help and advise you on making a good sound investment in Brazil, that will not only provide you with capital return, but also provide you and your family with a home to either holiday in, or live.
17. Property Bond are here to help you to manage your investment after the sale, as this is an area of concern for most people considering to buy, or who have in fact bought property abroad, and therefore this is what our company focus is geared towards after you have made your purchase.
18. Property Bond ask wherever possible, that you schedule your visit to Brazil with us prior to booking your flight, as we like to ensure that you receive the individualised attention that you deserve when you arrive at your chosen destination in Brazil for the purposes of buying your property, or in fact, when you visit your property throughout the course of the year.