

What is the real estate market like ?

Fastest Growing market in the Caribbean! Post-construction properties rates are appreciating better than the average international market and Pre-construction properties are impressively appreciating at about 30% per year. As an agent here, I can research to confirm the construction company has applied for titles and if their completion success rate is worth your investment.

Can I hold title to property?

Yes, indeed! There are several reputable title companies here. One of the largest US title companies, is Stewart Title, who have an office in the Punta Cana / Bavaro area. They can provide title and closing services for your investment property, just like in the states.

Is financing available there?

Yes. With a minimum credit score of 650 you may be able to obtain a 80% loan-to-value for around 8.5% APR.

Can, or should I rent my property when I'm not there? What are the fees and extent of services?

Renting your property is highly recommended. In fact, this is one of the best ways to gain maximum return on your investment. "Reliable Property Management Services" uses state of the art property management software, providing you with detailed invoicing (to you and the tenant) as well as ROI (return on investment) spreadsheets. RPM can manage all the details of your rental on your behalf, including the payment of utilities via a PayPal account (which we can set up for you). Property Management fees vary, but a standard annual contract is 35% of the monthly rental for a 1-2 bedroom, then 10% monthly for the management fee. Other misc. fees are optional and include: Assessments, International advertising exposure on the 4 top Vacation rental sites, cleaning and repairs (if needed) and even airport transportation for you and your tenants. These optional fees are nominal.

What are the condo fees and what do they cover?

Condo fees vary by each complex community. Generally they average around US\$80-150/mo for a 1 Bedroom, and US\$120-250/mo for a 2 bedroom. The fee includes maintenance of the grounds, tennis

courts, pools, fitness centers (if applicable), 24-hour security, water, maintenance of the beach, and much more, depending on the amenities your complex offers.

What are the fees for buying property?

There are very few fees involved with buying a property in the DR. The ave. estimate runs approximately 5%, which is a one-time fee based on the purchase price. This fee includes attorney's fees, title registration, and government transfer tax.

What are the property taxes like?

Very impressive! You will only pay taxes on every dollar above approximately US\$160,000 at a rate at about 1% per year. For example, if you purchase a property for US\$225,000 you are only responsible on paying taxes on the difference of the US\$160,000 or, US\$65,000. This means you only pay 1% of US\$65,000 which is US\$650 per year.

What about property insurance?

Yes, Homeowners Insurance can be purchased for around .8% of the purchase price (including tax). Coverage covers fire, electronic devices, and liability. You can purchase property insurance at any stage of construction from raw land to the finished project.

How does the buying process work?

Actually, it is much easier than in the states... To begin, once I've shown you a property you want to purchase, I will assist you in the initial offer (contract). It's only a 2-page document that highlights the specific details of the transaction (i.e Name, property location, offer price, terms, initial earnest deposit). For new developments, this there may also be a separation fee of anywhere from US\$1,000 up to 30% depending on the developer and the stage of the project. Upon acceptance of your offer from the seller, a formal contract is drawn up by our attorney services, then follows within a couple of weeks. Note: this contract will be in Spanish (Dominican Law). However, our office can provide a translated English version at a minimal fee. Typically, a second deposit is also expected. After the contract has been satisfied (as outlined in the agreement) you simply continue paying according to your agreement.