



# The Property Question

**Live And Invest In Europe 2023**

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# To Rent Or To Buy?

## Renting Pros

- Flexibility to move around
- Maintenance costs on the owner
- No HOA fees (with the exception of Ecuador/Uruguay)
- Reduce upfront capital costs

## Buying Pros

- Long-term investment
- Pay cash – no monthly payment
- Eliminate exchange rate risk
- Can generate cash flow
- It's yours

# Renting Checklist

- ✓ Location
- ✓ What Are You Renting?
  - Furnished vs. Unfurnished
- ✓ What Are Your Obligations?
- ✓ Term (and when you can break a lease)
- ✓ Use An Attorney
- ✓ Documentation

# Finding A Rental

- Internet Search
  - International websites (VRBO, AirBNB, etc.)
  - Local websites
  - Gringo forums
- Local Real Estate Agencies
- Local Papers
- Local “For Rent” Signs
- Word Of Mouth

# Buying Checklist

- ✓ Location
- ✓ Carrying Costs
  - HOA Fees
  - Property Taxes
  - Utility Costs
  - Insurance
- ✓ Use An Attorney

# Things Work Differently

- No MLS
- Real Estate Agents
  - Not necessarily licensed
  - Generally don't cooperate with other agents
- Net Commissions
- Use An Attorney

# The Real Cost Of Buying

- Transfer Taxes (Stamp Duty)
- Registration Fees
- Agent Fees
- Legal/*Notaire* Fees
- Property Taxes
- Homeowner's Association Fees

# Titling Options

- Individual Name
- Joint Tenants with Rights of Survivorship  
(not available in all jurisdictions)
- Local Corporation
- Foreign Corporation
- Inheritance Laws



# Recommended Resources



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The strain on Social Security is greater every day...

Relying on the stock market alone to keep your IRA or 401(k) healthy is a serious gamble...

And bank interest rates for a savings account are insulting at this point.

You know all this already.

And bank interest rates for a savings account are insulting at this point.

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