



ESSENTIALS ECUADOR

What? **RULES?**

QUESTIONS TO ASK

BUYING
REAL ESTATE
IN
ECUADOR

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PURCHASE

WHAT TO ASK BEFORE MAKING AN OFFER!



1.- WHAT COMES WITH THE PROPERTY?

MAKE SURE YOU HAVE A WRITTEN INVENTORY, DON'T MAKE ANY ASSUMPTIONS

2.- WHAT ARE THE ZONING RULES, IN THAT AREA?

2.1. HOMEOWNERS ASSOCIATION REGULATIONS.

2.2. CONSTRUCTION REGULATIONS IN THE AREA

3.- IS THERE HOT WATER?

4.- WHAT WILL BE YOUR ACCESS TO THE PROPERTY?

4.1. EASEMENT (DEED)

4.2. ACCESS TO PARKING, CONDO, HOUSE, ETC.

5.- IS THERE A HOMEOWNERS ASSOCIATION LEGALLY CREATED?

6.- GARBAGE COLLECTION, WHO IS RESPONSIBLE FOR THAT?

7.- WHAT ARE THE HOMEOWNERS ASSOCIATION FEES.

VERIFY THE FINANCIALS OF THE HOA, TO SEE IF THERE IS ANY DUE PAYMENTS FROM ANY OF THE OWNERS.



PURCHASE

WHAT TO ASK BEFORE MAKING AN OFFER!



8.- ARE YOU ALLOWED TO RENT SHORT-TERM?

9.- HOW FAR ARE THE DAY TO DAY SERVICES TO THE PROPERTY?

10.- HOW MUCH ARE THE CLOSING COSTS?

11.- WHO WILL WATCH YOUR PROPERTY WHILE YOU ARE AWAY?

12.- WHAT IS THE CURRENT STATUS OF THE INFRASTRUCTURE.

12.1. INTERNET (SATELLITE, FIBER OPTIC)

12.2. ELECTRICITY (ENOUGH POWER - TECHNICALLY ADEQUATE TRANSFORMER)

12.3. WATER PRESSURE

12.4. FLUSH TOILET PAPER

13.- WHAT IS THE DEMOGRAPHIC OF YOUR NEIGHBORS?

14.- IS THERE A BUILDING RESTRICTION IN THAT AREA.?

15.- DOES THE DEVELOPER HAVE A TRACKING RECORD?