



Buyers Guide to Brazil

Appoint a Lawyer

As with any legal transaction, the first step in your land purchase is to appoint a reputable lawyer to act on your behalf. Your lawyer will carry out all necessary checks on the property or land in Brazil and fulfil the legal requirements of the purchase. Legal Costs will be between £500 to £1,000 depending on the value of the land/property you purchase.

Your lawyer then will:

- **Check the current owners have the correct title to the property**
- **Check for any charges and liabilities still owed on the property**
- **Check your contract and advise you on the obligations for both parties**
- **Help you through the payment/funds transfer**
- **Ensure the property is registered in your name**

National Insurance

You will need a Brazilian ID called a CPF. This can be obtained fairly simply by submitting a copy of your passport with a request for a CPF signature card. Once you receive the signature card you simply sign it and send it back with a small fee, and your CPF number is assigned to you at the Receita Federal. This can then be included in any purchase agreement.

Breakdown

- **A down-payment for your chosen property**
- **Property transfer fees of approximately 4%-5% of the purchase price.**
- **Balance payment (or installments if financed)**
- **1% import tax on the transfer of funds from abroad.**