## MORTGAGE IN GERMANY

## TWO-ROOM APARTMENT IN GERMANY

# ✓ AVERAGE COST € 300,000 ✓ GOOD ENOUGH REPAIR ✓ FAVORABLE AREA ✓ DEVELOPED INFRASTRUCTURE



#### EXAMPLE OF SUCH AN APARTMENT









RIGHTS AND OBLIGATIONS OF A FOREIGNER AFTER BUYING A PROPERTY IN GERMANY

- STAY IN THE COUNTRY UP TO 90 DAYS IN HALF A YEAR OR UP TO 180 DAYS A YEAR.
- OBLIGATED TO PAY TAXES ON REAL ESTATE AND UTILITY COSTS
- TO ENTER THE COUNTRY TO PURCHASE REAL ESTATE YOU WILL NEED TO APPLY FOR AN ENTRY VISA

#### **REAL ESTATE TAXES IN GERMANY**

- THE TAX ON THE PURCHASE OF REAL ESTATE IS 3.5-6.5% DEPENDING ON THE REGION
- FOR NOTARY SERVICES YOU WILL HAVE TO PAY ABOUT 1-1.5% OF THE VALUE OF THE OBJECT
- REALTOR COMMISSION 3.5–6% OF THE PROPERTY VALUE

#### CAPABILITIES

 IF YOU PLAN TO PURCHASE AN APARTMENT FOR SUBSEQUENT RENTAL, THEN IN BERLIN OR MUNICH YOU CAN COUNT ON THE PROFITABILITY OF THIS COMPANY ABOUT 4% PER YEAR. AT THE SAME TIME, IN SMALLER CITIES, RETURNS MAY BE HIGHER.

#### MORTGAGE TERMS

- INTEREST RATE FROM 3 TO 5% PER ANNUM
  DOWN PAYMENT - AT LEAST 40% OF THE MARKET PRICE OF HOUSING
  LOAN TERM - FROM 5 TO
- 40 YEARS (STANDARD TERM - 10 YEARS)



#### GETTING A MORTGAGE

- □ 1 STEP ANALYSIS OF OFFERS FROM BANKS
- 2 STEP COLLECTION AND PREPARATION OF DOCUMENTATION
- 3 STEP OPENING & BANK & COUNT AND REPLENISHING IT
- □ 4 STEP THE CONCLUSION OF THE CONTRACT.





### THANKS FOR ATTENTION!