



Casa Linda
QUALITY COMMUNITIES

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DOMINICAN REPUBLIC BUYER'S GUIDE

HELLO FELLOW WINTER HATERS!



Welcome to the Dominican Republic - where it's summer all year, and the only good ice is in your drink!

Is it crazy to think of buying real estate on a tropical island?

Well, after many years of working and living in Dominica Republic, we can tell you that it's not crazy; it's actually affordable and totally possible. All of us at Casa Linda were once in your shoes: wondering how to improve our quality of life by making a change to a warmer climate (at least part of the year) and exchanging a snow shovel for a sand shovel.

That's why we've developed this comprehensive guide. Our Buyer's Guide is a great resource that will help answer some of your biggest questions: what's life really like here, what should I consider when buying foreign property, what about titles, residency, banking, shopping, community, government?

Knowledge is power. We're here as a resource and a personal guide as you discover if the Dominican Republic and Casa Linda Life are a good choice for you.

**Winter Doesn't
Have To Be Cold!**

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**Check Out Our Youtube Playlist of
“DR’s Most Frequently Asked Questions”**





WELCOME TO THE
Dominican Republic



ABOUT THE Dominican Republic

The DR is a destination like no other with astounding nature, intriguing history and rich culture. Be fascinated by diverse landscapes featuring towering mountains, lush rain forests and over 1,000 kilometers of pristine coastline and incredible beaches.

This was the first permanent Spanish settlement in the Americas or the “New World,” with the arrival of Christopher Columbus on his first voyage in 1492. The country overflows with fascinating history, museums and exciting cultural experiences like music, art and festivals, plus uniquely Dominican

specialties such as cigars, rum, chocolate, coffee, meringue, amber and larimar. The DR is the second-largest Caribbean nation (after Cuba), with 48,445 square kilometres. This island nation is also the #1 tourist destination in the Caribbean.

Aside from historic firsts, the Dominican Republic ranks among the most diverse Caribbean countries in geography, nature, and people. Its landscape ranges from the highest peak in the region, Pico Duarte, to the lowest body of water, Lago Enriquillo. A whopping 6,000 species of flora and 7,000 species of

fauna include cacti flowers, endemic hawks, and humpback whales can be found here.

Contemporary urban cities like Santo Domingo and Santiago mix with small, rural villages from days gone by. For those of us who are transplants to DR, we are captured by the charm and friendliness of its people, the beauty of its landscapes, and the incredible tropical weather that is always warm and pleasant. A mixture of Taino Indian, African, and Spanish ethnicities, Dominicans have rich cultural traditions that they love to share. There is so much to explore on the island, including





WEATHER:

Incredible year-round tropical temperatures (average 28°C or 82°F) make the DR a haven for snow birds looking to escape harsh winter climates.

Summer and winter vary only slightly; the DR enjoys a steady climate, with no extreme highs or lows. There's no large predator animals or snakes, and the north coast of the DR does not experience hurricanes. This is one of the most idyllic environments on Earth.

A STABLE GOVERNMENT

The Dominican Republic is a representative democracy, with three branches of power: executive, legislative, and judicial. The president of the Dominican Republic heads the executive branch and executes laws passed by the congress, appoints the cabinet, and is commander in chief of the armed forces. The president and vice-president run for office on the same ticket and are elected by direct vote for 4-year terms. The national legislature is bicameral, composed of a senate, which has 32 members, and the Chamber of Deputies, with 178 members.

The Dominican Republic has a multi-party political system. Elections are held every two years, alternating between the presidential elections, which are held in years evenly divisible by four, and the congressional and municipal elections, which are held in even-numbered years not divisible by four.

The Dominican Republic boasts the seventh largest economy in Latin America. As an upper-middle-income developing country, it thrives on key sectors such as mining, tourism, manufacturing (including medical devices, electrical equipment, pharmaceuticals, and chemicals), energy, real estate, infrastructure, telecommunications, and agriculture. On track to achieve high-income status by 2030, the Dominican Republic is projected to grow by 79% this decade.

The DR government is very foreign investment friendly with low taxes; and simple residency requirements. Foreigners enjoy the same rights and obligations as Dominican citizens when buying/owning property.



QUICK Facts

- Population 11.23 (2022)
- Area: 48,730 sq km
- Currency: Dominican Peso
- Government: Representative Democracy
- Legal age: 18
- Ethnic groups: Mixed 73%, European 16%, African origin 11%
- Language: Spanish with English spoken in tourist areas.
- Education: Attendance--70%. Literacy--84.7%.
- Health: Life expectancy--71 years for men, 73.1 years for women.
- Electricity: 110 volt, 60Hz as in North America and Canada.
- Terrain: Rugged highlands and mountains with fertile valleys interspersed.
- Elevation extremes: lowest point: Lago Enriquillo -46M, highest point Pico Duarte at 3,175M or 10,477 feet.
- Natural resources: Nickel, bauxite, gold and silver.
- Land use: Arable land: 21%, permanent crops: 9%, permanent pastures: 43%, forests and woodland: 12%, other: 15%



THE NORTH COAST

This area of the Dominican Republic is arguably the prettiest part of the island. Lush mountains to the south slope towards the sea offering incredible views. Coral reefs offshore give us protected weather: a near perfect climate with no hurricanes. We have incredible beaches, each one a little different. Truly, a paradise to simply enjoy life.

For foreign buyers, the north offers excellent infrastructure with great restaurants, shopping, hospitals, schools, and banking. We appreciate a low cost of living and taxation. You'll find everything you're used to having back home, except cold, snow, and gray skies.

CABARETE

Cabarete is a cosmopolitan beach village with a bohemian flare. Its coral reef protected bay is dotted with diverse restaurants, as well as quaint shops; water sports abound.

Many local events are held along the beach, and nighttime is especially pretty as restaurants light up the night with tables on the sand for starlight dining.

Cabarete is well known as a kite and windsurfing haven and hosts the world championships each year. Try your hand! There are many kite and windsurfing schools along the beach. Other activities include stand up paddle boarding, enjoying lunch or dinner at great restaurants, exploring the local caves or protected lagoon, taking a tour or excursion, or simply relaxing on the beautiful beach. This little town has grown up to be an active community with modern services, shopping, medical facilities, and community events.



SOSUA

Enjoy a leisurely walk around town, shop, snorkel, take a dive, go fish, head out on a catamaran. Soak up the sun! Sosua has it all!

Expat centred Sosua offers one of the most beautiful beaches on the island with powdery sand and crystal clear blue water. Vendors and restaurants run parallel to the beach and are available for shopping, food, drinks, and even on the beach service! Also in town is Playa Alicia - yet another lovely beach for tourists and residents.

Sosua also offers big box grocery shopping, a modern hospital and a huge variety of restaurants.

The history of this seaside town is very unique. In the early 1940's many Jewish settlers arrived here to escape the persecution of war. The refugees settled in the east part of Sosua known as El Batey and formed the successful Sosua Dairy co-operative (Productos Sosua), which exists to this day. There is a small Jewish museum detailing the history of the refugees.

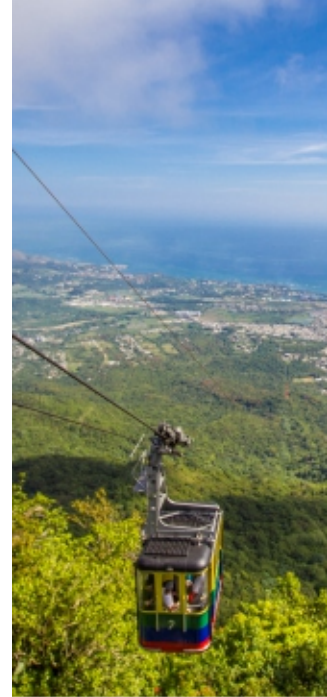
PUERTO PLATA

Founded in the early 1500's, Puerto Plata was designed by Christopher Columbus and his brother, Bartolome.

Named for the silvery hues of its natural harbor, the city is surrounded by mountains. Visitors can enjoy the only aerial tramway in the Caribbean and ride to the top of Pico Isabel de Torres, a 793 metre high mountain. The top features a botanical garden.

Another must stop is the Fortaleza San Felipe, a historic Spanish fortress used to protect the city from pirates in the mid 1500's. Today it is used as a museum.

The north coast is also called the amber coast. Check out the amber museum and see this ancient tree sap that has hardened into a semiprecious stone. Guided tours are available. Enjoy your day listening to merengue, the ever present music of the DR, as you stroll about the city. Be sure to stop on the Malecon (ocean drive) for a Presidente Beer!



Maps

Dominican Republic



Caribbean



Airports & Travel:

Dominican Republic

On Map	City Served	Province	IATA	Airport Name
#1	Puerto Plata, Sosua, Cabarete	Puerto Plata	POP	Gregorio Luperon International Airport
#2	Samana, Las Terrenes	Samana	AZS	Samana El Catey International Airport
#3	Santiago de los Caballeros	Santiago	STI	Cibao International Airport
#4	Punta Cana, Higuey	La Altagracia	PUJ	Punta Cana International Airport
#5	Barahona	Barahona	BRX	Maria Montez International Airport
#6	La Romana	La Romana	LRM	La Romana International Airport
#7	Santo Domingo	Distrito Nacional	JBQ	La Isabela International Airport
#8	Santo Domingo	Distrito Nacional	SDQ	Las Americas JFPG International Airport

All major airlines fly into Dominican Republic, making it an easy place to get to - and also a convenient place to travel from. You can get all around the world by using DR as a home base.

Puerto Plata (POP) airport is only 10 minutes to Sosua & 20 minutes to Cabarete.



FLIGHT TIMES:

DR to Canada: 3.5 hours from the Toronto area, some direct
 charter flights from Western Canada: 6
 hours direct. DR to US: 1.5 hours to Miami; 3 hours to New
 York. DR to Europe: London 8.5 hours, Rome 9 hours,
 Moscow 11.5 hours, Madrid 7.5 hours

ENTRY REQUIREMENTS:

Canadian, American, and EU citizens require a valid passport
 that is valid until the date of expected departure.

REAL LIFE IN THE Dominican Republic



We Have a Robust Youtube
playlist about real life
in the DR.

Island life...sounds idyllic
doesn't it?

But what is it really like to live
in Dominican Republic for
some or all of the year? Can
you get what you need for real
life? No one wants to live like
they're on perpetual vacation
or at camp. We all need things
like prescriptions, good
Internet...friends!

The Dominican Republic offers
pretty much every service and
product you're used to having
in your life - sometimes it
might be packaged a bit
differently, but we have it.
Keep reading for an in-depth
look, but at the end of the day
DR offers the same standards
of services, medical care, and
activities as North America or
Europe.

What is different is the pace.
Really living your life is the
important thing here. Island
life is about fresh fruits and
vegetables, low stress, a slower
pace, time for friends, good

restaurants, walking trails, boat
rides, the beach and backyard
barbecues.

Warm, humid air means many
ailments often go away like
arthritis or joint pain. We buy
our fruits and veggies directly
from the farm - delivered in the
bed of the farmer's truck. We
could buy them in one of
several modern grocery stores,
but it's fresher this way.

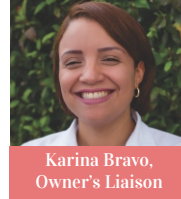
Island life is about noticing the
little things like flowers
blooming in January, or a lawn
mower running in February. It's
about evening walks and
enjoying the best the DR has to
offer, while we make a lifetime
of memories with family and
friends. The crazy pace slows
down and what matters picks
up.

A Support System

It takes time to learn a new
area. It's important to research
the area and especially the
community, where you want to

buy. A foreign country will operate differently than where you come from. Navigating utilities, cell phone plans, where to find a dentist, where to shop, finding tradesmen, etc., can be challenging.

Casa Linda offers a unique service. Our Owner's Liaison is a dedicated staff person who's only job is to look after our homeowner's. She's a great resource for real life, and has proven invaluable as she helps our owners navigate the DR.



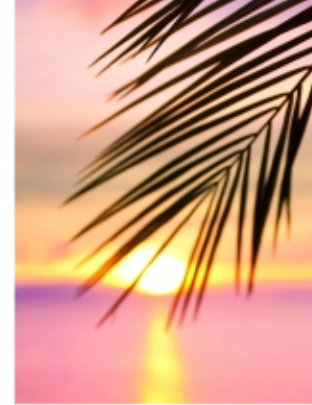
Residency

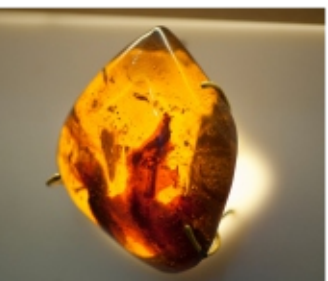
If you plan to make the DR your home for more than two months per year, then it's necessary to become a legal resident of Dominican Republic. You can stay in the country for 60-day intervals, extendable to 120-days if requirements are met. To obtain residency, it's a pretty simple process with easy qualifying. A residency just means that you are legally permitted to live in Dominican Republic. It doesn't affect your citizenship in your home country.

There are several programs to apply under. You can start with a simple visa and then begin the temporary residency process or, if you are buying a property, then you can become a permanent resident by qualifying as an investor. As long as you have no criminal record, are healthy, can prove income or investment dollars and follow the process, it's straight forward. We recommend using a law firm or company that specializes in helping foreigners move through the system. The cost to obtain your final residency varies from \$2000 to \$4000 per person.

Gated Community?

While the DR is a wonderful and safe country, it's still a developing one. This means that crimes of opportunity are easiest to avoid if you add a deterrent. Gated communities like Casa Linda offer security for your





property and belongings. They also offer piece of mind when you travel. 24-hour onsite security means that our guards will notice if something is wrong in your empty home too. Lock up and leave is a perk that gated communities can offer owners. As we get older, it's also nice to have medically trained staff onsite in case of an emergency. It's about piece of mind.

Lifestyle & Activities

Most people want a slower, more relaxed way of life when they reach the DR. Some people finally take up that hobby they've always thought about and try fishing, snorkelling, stand up paddle boarding, gardening, etc. There are many social groups to belong to as well as English speaking churches, reading groups, games nights, trivia, bingo, etc. You'll soon be invited to an evening BBQ or dinner on the beach. Maybe the gym or yoga are more your thing? Golf, tennis and basketball are here in abundance. Living an interesting, active lifestyle is more affordable here in the DR due to a lower cost of living and low taxes.

The Sosua and Cabarete area offer a welcoming community of ex-winter haters who are here to welcome you and show you the tropical ropes. Most of our buyers are surprised at how busy they are!

Do I Need To Know Spanish?

The short answer is no. The official language of Dominican Republic is Spanish, but the north coast offers English speakers at all restaurants and most businesses. As an expat community, we have doctors, dentists, salons, etc. that cater to English only speakers. It's good to learn some Spanish, and great to make new Spanish speaking friends, but you certainly don't need to speak Spanish to live here.

Shopping and Services

Most people are pretty surprised by the standard and quality of the shopping in Sosua and Cabarete. We have three big box supermarkets that all carry all the major brands and items we're used to in North America. You can even price check on the wall scanner!



Locally you can find furniture, clothes, hair salons, dentists, butchers, vets, doctors, shoe stores and more! We have an overabundance of fantastic, reasonably priced restaurants, both on and off the beach.

When you just have to go to Costco, head to Santiago (an hour and a half away) and hit PriceSmart (part of Costco). Puerto Plata features large department stores Jumbo and La Sirena. There is rarely something that can't be purchased here; **however, you can always just items order online (Amazon, etc.).**

Health Care

The Dominican Republic has garnered a reputation as being a go-to destination for health and medical care. With modern, well-equipped hospitals and well-trained medical staff, you're in good hands. Health is more than just medical services though. The Cabarete area is well known as an area devoted to a holistic outlook on life and provides many alternative health services like yoga, massage, For more information about healthcare and hospitals, [watch this video.](#)



Centro Medico Cabarete in Sosua is a robust private hospital with big specialized equipment including an MRI. The hospital takes all major insurance and in addition to compliment of specialists, also offers full service surgery and emergency departments. A half hour away in Puerto Plata is Bournigal Hospital. This private clinic also is full service with an excellent reputation for great service. If there's a problem than can't be solved in our local area, then the city of Santiago is an hour and a half away and offers large hospitals to rival any in North America. HOMS Hospital specializes in robotic surgery and cardiac services - people come from around the world for medical care there.

Health Insurance

If you're travelling for short periods, your travel medical insurance should be adequate; however, if you plan to make the DR your home for several months of the year, then getting local coverage is a good idea. For our American clients, it's pretty surprising how inexpensive comprehensive medical coverage is. For a family, depending on the level of coverage you choose, prices

range from \$800-\$2000/year US. There's several providers to choose from.

Money and Banking

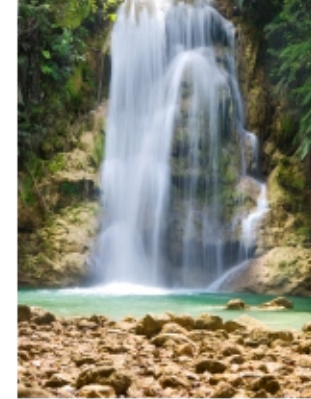
The currency of Dominican Republic is the Peso. Conversion rates fluctuate slightly. [Click here to check current rates:](#) 

US dollars are accepted almost everywhere except small towns. We recommend exchanging your money to Pesos when you get to the DR - you tend to receive better rates.

Banking is controlled by the Central Bank in the capital, Santo Domingo. To open an account in a DR bank, you'll need a reference letter from your bank back home. These are generally standard letters that your bank will fill out and either email or send to you. You'll also need a reference from someone known to the DR bank - another account holder is the usual way. Most banks offer online banking services. You'll find ATM's plentiful and you can even use your Canadian or American bank cards. If you want to transfer dollars from your home country, it's a simple process to move money around.

Technology

Land lines have mostly become a thing of the past. Generally people have a DR cell phone, and you'll find plans are very affordable here. WiFi is available at almost all restaurants and some public areas. WhatsApp has become the communication tool of choice in the DR. Facetime and other apps make talking to friends and family around the world free, fast and easy. For Internet service in your condo or villa, you can choose from a variety of speeds and services, or move to Starlink. Fibre optic service is available in most developments. Portable WiFi hubs are also available. If





you'd like to keep your home country phone number, you can move it to VOIP services like Vonage or Magic Jack. Cable service is excellent with a variety of packages available. You can even get channels from your home country so you can watch local news. HBO, movie channels, sports and other specialty stations are generally part of the standard packages, or you can add on channels that you like. Netflix, Amazon Prime and other online streaming services work perfectly.

Electricity

Power service is like North America with 110 and 220 volts at 60Hz. Electricity is always a challenge in the Dominican Republic. Power companies often have outages for several hours. This is why being in a development with back-up power is very important. This services means you are never without electricity as a back-up system kicks in as soon as municipal power goes down. For projects without back-up systems, owners have an inverter system or generator to pick up the slack. It's also important to protect big ticket electronic items like televisions,

computers and even your refrigerator with a UPS (uninterrupted power supply) unit. They cost between \$30-\$300 (commercial use) and provide constant clean power that protects from surges.

Water

Tap water in Dominican Republic is not potable. It's safe for cooking, showering and brushing your teeth, but it's not advisable to drink it straight from the tap. Many people install a UV water filtration system (\$500-2,000 US) that makes water potable. This system cleans the water in the condo or villa by removing harmful bacteria and making it safe to drink. Otherwise, water is sold in 5-gallon containers. You can buy an electric dispenser that offers both cold and hot water instantly for about \$150 US or you can buy a countertop model for about \$30 US. You can also buy large jugs that fit in your fridge as well.

Propane

Stoves, dryers and hot water heaters are generally heated by propane. If you live in a condo, then this will be part of



your condo fee and not something you have to replenish. If you are in a villa, then propane cylinders will need to be refilled depending on your usage. Many projects provide this as a paid service so you don't have to handle it yourself. Cost to refill a large tank is about \$50 US.

Garbage

If you live in a gated development then this service will be provided as part of your monthly fees. Collection is generally six-days per week.

Taking Care of Your Property With Domestic Staff

You have the affordable option of having someone take care of your pool/yard and provide housekeeping services. Most gated developments offer this as a service from 1-6 days per week. Costs vary by development and number/days per week of service and size of property (\$50 to \$300 US month). If you want to hire your own staff you can certainly do that; however, it's important to speak with a local lawyer and know the labour laws and how they apply to domestic staff. Some owners share housekeepers and garden/pool staff between several villas/condos. Casa Linda has set rates for

pool/yard and housekeeping services. We'd be happy to send you a cost breakdown.

Pets

Many people bring their pets with them to the DR, and in fact, take them back and forth to their home countries. Cats require proof that they've received a rabies vaccine 30-days prior to arrive in DR. Dogs need to have proof of rabies, distemper, leptospirosis, hepatitis, and parvovirus. They also need a certificate of health issued 15-days prior to arrival. Quarantine is not required. Please call your airline and find out their requirements.

To take a pet out of DR, one of our very good local vets will need to examine your pet and provide you with a health certificate.

TRANSPORTATION AROUND THE ISLAND

Driving

Like North America, you drive on the left hand side of the road. Speed is measured in kilometres per hour, but gas is sold in US gallons. The speed limit in most towns/cities is 60 kph and 100 kph on the highways. The major highways are mostly



in good condition with four lanes available between major cities. Back country roads are questionable with large potholes and poor maintenance.

You can drive on your North American or European driver's license for three months. After that you need an International or Dominican license. You can obtain your DR license after you have your official residency status. Driving can be a challenge. Stop signs and traffic lights are more "suggestions", and drivers tend to be aggressive and don't follow rules the way we're used to in our home countries. Motorcycles are plentiful and often drive erratically. They are often motorcycle taxis called "motos" and can carry as many as five people on the back! It's important to be patient and pay close attention to what's going on around you. Rules of the road are similar to North America. Wearing your seat belt is required by law.

Vehicles

Selection of new and used vehicles are excellent and prices

tend to be just a little higher than in North America, although new vehicles are often the same price.

When buying used, it's important to buy a "CarFax" or other service that can check the serial number and mileage to make sure it's accurate. All major brands can be purchased and service is easy to come by with reputable and skilled mechanics. Alternatively, you can ship your own vehicle, but note that it can't be more than five-years old.

Auto Insurance

You have your choice of type of policy and agencies where to buy it from.. There are two types of insurance: 1. the type that makes you legal to drive in the country but will never pay to fix your vehicle in an accident; and 2. insurance that includes collision coverage that pays out in an accident, provides rental vehicles, and is full service. The cost is determined by the value of the vehicle. An average is \$1,000/year for good coverage.

Car Rentals

Most major car rental companies are represented on the north coast. You can rent online or from the airport. We also have some great local companies that are cheaper and offer the same service. To rent a vehicle you'll need a valid driver's license, your passport and major credit card. You must be at least 21-years old. It's recommended that you take the extra insurance unless you're sure you have insurance on your credit card.

What If You Don't Want To Drive?

In the Sosua and Cabarete area, there's no official bus service; however, there are still lots of ways to get around. From Casa Linda, we offer a free shuttle bus that runs all day, everyday. Taxis are always available with flat fees in the local area. If you are adventurous, you can try a "gua-gua" or mini-bus. These are large vans that provide the service of a local bus. Just stand along the side of the road and they will pick you up and drop you off where you ask. Prices are extremely reasonable, but you have to be prepared to be in a confined space with lots of travellers. "Caritos" are cars that also act as a bus service - also inexpensive but an uncomfortable amount of travellers are squished into the car. "Motos" as mentioned above are motorcycle taxis.



LIFE IS ABOUT WHO
YOU DO IT WITH:

Community is Everything



Nic Fowler,
Community Engagement
Coordinator



Community is one of the most important things, and maybe the one that people rarely consider. Even if you're buying a property "to escape it all", eventually everyone wants to find some connection with others.

Buying in a place far removed from people, or in an area where you don't feel at home, can be very isolating. It's so important to choose a country or place that has people that you want to spend time with and activities that interest you.

Sosua and Cabarete have long been expat areas. Besides the infrastructure that's necessary for real life, the community is large, busy, and abounds with events and activities. This can be key as you settle in, find things to do, and people to spend time with.

Casa Linda is focussed on the happiness of our homeowners. To that end, we offer a Community Engagement Coordinator. His job is to plan events and activities. From live music; game and movie nights; staycations at local resorts; Spanish lessons; cruises; to educational and fitness classes, he's here to keep our owner's engaged, life-long learning, and most of all: delighted they chose Casa Linda and the Dominican Republic.



THINGS TO CONSIDER
WHEN BUYING

Foreign Property



There can be many pitfalls, unknowns, and unexpected issues when you buy a foreign property. The following points are some considerations you may not have thought of:

1. Security and Management

Will you live in your foreign home/condo full time? For many of our buyers, the DR becomes a second, or vacation home. This means that there are several months when their villa is empty. Any property sitting empty tempts fate in terms of break ins, vandalism or maintenance problems. This is why having onsite security in a gated community is a really important consideration. A management service to pay your bills and provide maintenance services are also key factors for many buyers. Even for our owners who live in the DR full time, many like to travel to their home countries in the summer or take that long European vacation. Our security and management services make all that possible with no headaches or worries. Lock up and leave!

2. Rental Management

If having your second home pay for itself and not be a large monthly cost is important, then a well-marketed rental management service is a key component when you buy. Casa Linda, works with several excellent rental management companies, but also offers onsite services like a 24/hour Welcome Center, excursion bookings, shuttle bus, restaurants, waterpark, and more.



3. **Government**

The stability of the government where you buy mixed with how it treats its people is a huge factor. Look for a country with strong ties to the United States and Canada with trade agreements, tourism and investment. This shows a desire to invest in its own people and to also keep foreigners safe and happy. Some governments are very corrupt and invest little in security of people or foreign investor dollars. How long has the country been a democracy? What's in the news? When was the last time they had a coup or a drug war?

4. **Titles**

Will you actually own the property? Be wary if a developer wants you to invest in a trust or life lease. Insist on seeing titles and ensure that what you buy is registered to you either personally or in a corporate name (ensure you are a shareholder of the company). Many countries have restrictions on foreign buyers and where you can buy, how close to the ocean, etc. Ensure your property lawyer and realtor are well respected, speak English and give you an English translation of all documents. The DR has a fully registered title system whereby you own your property 100%.

5. **Community and Social Life**

Many buyers forget to think about what life will really be like after they buy. Life can be lonely without like minded friends. Find out how large the expat community is. What sort of activities are there - are there things you like to do too? Is it a social area and welcoming to new people? Are there groups



you can join, sports, churches? The north coast of the DR has been a home to expats for 40-years. This makes for an active, fun community where no matter what you like to do, someone else is doing it too!

6. Security

While every country has its share of crime, it's important not to buy in an area where you will be unsafe. We suggest a gated community for petty crime and theft, but not because of violent crime. There are many places to research crime stats from around the world. Ensure your new country is not one of the ones listed as dangerous. If you can't walk down the street or beach in the evenings or have to worry about your safety, walk away. The DR has lower crime stats than the United States.

7. Taxes

Do research on your new country's tax laws. How much are property taxes - do they differ if you are a foreign buyer? Does your taxation rate change the longer you stay in the country? Do you pay a transfer tax when you buy or how much is the inheritance tax when you pass away. Will it be difficult to get your money out of the country? Be sure the country is foreign investment friendly. The DR has structured its foreign investment programs to be tax friendly and you have the same rights as DR citizens when you buy property. Taxes can adversely affect your standard of living, so research before buying is key.

8. Medical Services and Standards

Most of us are used to a very high level of medical services. Any new country needs to offer similar standards at a reasonable price. Health care plans can be a huge monthly payment consideration, particularly to retirees on a fixed income. What about pre-existing conditions? Also very important is the equipment, level of service and training of medical staff. Is there an MRI and/or other diagnostic equipment? Can you get your prescriptions? Do some of the medical staff speak English? These are all huge considerations. The north coast of the DR offers outstanding North American style hospitals, equipment and well trained doctors and nurses. For more information about healthcare in the DR,

[check out this video.](#) 



9. Quality of Construction and Builders

Many tropical countries are in hurricane and earthquake zones. It's important that your builder has constructed the condo or villa to proper hurricane and earthquake standards. What sort of windows are being used? How is the roof constructed? Research your developer and make sure they have proper permits and have the blessing of the local government to construct. Watch too to ensure that the builder has enough money to complete the project and will add the infrastructure and services they promised.

 **Watch Our Video**
**“Things to Consider When
Buying Foreign Property”**

SHOULD YOU BUY A New or Resale Villa?



Does it make more sense to buy an existing, ready-built home or construct a brand new one? Let's look at the pros of each:

PROS OF BUILDING A NEW VILLA

- Very short construction time. typically only 4-5 months at Casa Linda
- North American and European construction supervisors stand for high quality constructions.
- Casa Linda is a custom builder. Design your dream home your way. This includes the ability to add to your villa with outside buildings like casitas, outdoor entertaining areas, and carports as an example. Other projects in the area do not allow any changes after purchase.
- Large selection of villa models. Choose a floor plan and room layout that meets your needs, but also feel free to make changes to existing floor plans. Our own in-house architects will help you, and it's a free service that we provide to our customers. You get 3D renderings, and experienced people will guide you through the plans. Our experts will guide you to get the best positioning of your villa regarding breeze, sun, privacy etc. Or maybe you have your own design ideas or found something on internet, and want to start from scratch? We offer free in-house architectural service.
- Varying selection of lots & sizes. The free architectural plans will also include an in-lot plan for your villa and lot. The "in-lot" plan shows you what will be delivered.

the newest and best features. New homes typically feature modern architecture and layout, such as great rooms, bigger closets and additional bathrooms, and do not include the formal dining and/or living rooms of older homes. New homes are easier to customize than resale homes because you can choose many details upfront: from floor plans, paint colours, doors, tiles, finishes, some cabinet configurations, faucets and light fixtures.

- **Newest Technologies.** New homes are more likely to be wired with new technologies in mind, such as high-speed fibre optic Internet, ethernet connections, wiring for sound, and more electrical outlets.
- **Interior Designers.** Casa Linda can introduce you to several excellent professionals who can help you get your villa exactly how you envision it, and can offer design details you may not think of.
- **Energy and Cost Saving.** Electricity is quite expensive in The DR, thus new homes are usually, better insulated higher quality, more modern windows, sliding doors (glass was increased from 3mm to 5mm), more efficient cooling equipment (inverter type AC) etc. Casa Linda also offers a triple electricity supply from: the city, our own solar farm and onsite back-up generators.
- **Less Replacement, Maintenance and Repair Costs.** New homes are built with new materials and appliances, so less maintenance is typically required than with resale homes.





- Proper Structural Plans. All new villas in Casa Linda have their own structural plans. Very important due to possible seismic and wind events.
- Warranties. We offer warranties that protect you, over time: 5 yr structural, 10 yr roof, and an engineering warranty. Extended 10 year roof warranty is now standard in CL. The home's major appliances and systems also typically include manufacturers' warranties.
- Everything is New. You don't inherit the problems of a previous owner. Perhaps they haven't done proper maintenance, or they've let the home deteriorate. Many people love that they are their villas' first owner.
- Guaranteed Privacy. All our contracts have a "privacy clause", which means that we protect the homeowner's privacy. This is specially important here in the DR, where everything is about outdoor living. Nobody likes it when your neighbour can look into your backyard/pool area. We make sure that can't happen.
- Tax Savings. Lower transfer tax because values are often set lower than purchase price when you buy a resale. Resale villas tax will be based on the actual sales price.
- Financing. Casa Linda has built a relationship with local banks for "easy" financing. Casa Linda offers bridge financing to pre-approved buyers.
- Rental Income possibilities are strong, historically over 70% annual occupancy rates. Excellent rental hosts market and manage your villa on your behalf.

PROS OF BUYING A RESALE VILLA

- Construction. Not everyone wants to go through a construction process. Maybe it seems too complicated, and there's a worry about being able to "read" or understand architectural plans.
- No Time for construction. You may need to move-in immediately.
- Construction Mess. Maybe you don't want to live around villas under construction when yours is finished.
- More Traditional. Housing styles have changed with time, and you might favour more traditional layouts and features.
- Special Offer. Maybe you find a resale at a special price or a very motivated owner.
- Furnished. Many resales are sold fully furnished/turnkey.
- Landscaping is mature. You may not want to wait 1-year for your landscaping to grow in.
- Larger Lots. Older homes may come with a larger plot of land.
- Closer to the beach. You may want a villa that is in a community that has beach access.
- Prefer other areas. You may want to be in a different area than Sosua and Cabarete.



DOMINICAN REPUBLIC REAL ESTATE

Buying Process



Most buyers find the systems for purchasing real estate in Dominican Republic to be very similar to that of North America, so the process won't seem foreign or strange. Although the official language is Spanish, your property lawyer will speak English and explain all documents and processes thoroughly. All contracts are also provided in English so you can read and understand them.

1. CHOOSE A PROPERTY

You participate in an expansive look at real estate in the area. You choose which property you'd like: villa, condo, pre-construction or complete.

2. OFFER OF PURCHASE

A detailed Offer of Purchase is prepared by your sales agent/realtor. The offer is signed by you, the buyer, and then presented to vendor/developer.

3. ACCEPTED OFFER

The vendor agrees to the conditions of the sale and signs his acceptance. You meet with a property lawyer for information and further instructions on next steps.

4. DEPOSIT & DUE DILIGENCE

You wire the deposit or initial payment to your lawyer's trust/escrow account. Monies are held pending the next contract and completion of lawyer's due diligence on the property (clean title, condo fees, liens)

5. CONTRACT OF SALE

This document is similar to the Offer of Purchase but is prepared by the property lawyer in Spanish. It outlines the conditions of the sale (English version provided).

6. BALANCE OF FUNDS

You wire the balance of the monies owing (unless it is a progress draw construction, then the monies are sent at scheduled intervals during construction).

7. DEAD OF SALE

Or AContrato de Venta. This is the final contract that is used to convey the property from the seller to the buyer. Often, in the case of a resale or quick sale, the law firm will go directly from an Offer to Purchase to the signing of a AContrato de Venta and delete the preliminary step of signing a Promise of Sale.

7. THE PROPERTY IS YOURS!

Welcome home! The property is yours and the title will be registered in your name. In the case of a company then a new company is established with you owning the shares.



Watch a video about
The Buying Process

IMPORTANT DETAILS

Titles & Ownership

Unlike many countries, the Dominican Republic offers fully owned properties with title registered in either the buyer's personal name(s) or in a corporation in which they own the shares. There are no bank trusts, life leases, or restrictions on where you can buy. Foreigners have the same legal rights as Dominican citizens when it comes to the legalities.

Deslinde (Survey & Compliance)

A deslinde is a legal procedure that segregates a portion of land within a parcel from all the other portions within the same parcel (individual lot creation). The segregated portion becomes its own parcel with its own cadastral designation that is guaranteed by a definite title.

Closing Costs

Each property will vary slightly, but below is a general breakdown of closing costs:

Legal Fees:

Your lawyer will charge you a percentage of the purchase price, generally between 1 - 1.5%. This amount covers all costs from offer to final registration of title, and disbursements. Real estate fees are paid by the seller/vendor, not the purchaser. A 3% transfer tax will be payable. This is a bit of a confusing tax because the 3% is based on the government assessed value of the property (which is generally much lower), not the market value or amount actually paid for the property. Amounts paid will vary by the cost of what is purchased, but \$1,000 to \$6,000 US is a good guide. Some projects, like Casa Linda, has special tax dispensation and this tax is waived for buyers.

Mortgage Financing

Traditionally, obtaining financing has been a challenge because Dominican

banks did not have programs for foreign buyers. This has changed somewhat in the past few years; however, getting a loan from application to funding still doesn't have 100% success rates. Dealing with local banks is challenging often due to poor communication due to language barriers and a marked difference in banking culture and requirements. If you choose to apply for a loan, rates are generally between 5-7%, amortizations up to 20-years, and down payments. You must show a strong credit rating and a steady income to show you can repay the loan.

A different option:

For buyers who have equity in properties in their home countries, the taking out a home equity line of credit or re-finance may be a more palatable choice. Rates are generally lower, there are more mortgage products available, and it takes much less time to get to funding.



BUYING PROCESS IN DETAIL

This information is taken from the law firm of Guzman Ariza who have written the publication “Buying Real Estate in the Dominican Republic”.

Introduction

Real estate transactions in the Dominican Republic are governed by Property Registry Law No. 108-05 and its Regulations, in force since April 4, 2007. Ownership of property is documented by “Certificates of Title” issued by Title Registry Offices.

Steps Involved in a Real Estate Transaction

Preliminary Steps: Real estate purchases in the Dominican Republic do not usually follow the North American pattern of a written offer tendered by the buyer to the seller, followed by the seller’s written acceptance. Instead, after verbal agreement is reached by the buyer and seller on the price, a binding Promise of Sale is prepared by an attorney (solicitor) or notary public which is signed by both parties. (Notaries in the Dominican Republic are

required to have a law degree.)

Because of certain peculiarities of Dominican Real Estate Law, it is recommended that the prospective buyer retain a real estate attorney (solicitor) before signing any documents or making a deposit. Depending on the wishes of the parties, the attorney (solicitor) may proceed with the due diligence first, before preparing the Promise of Sale, or alternatively, prepare the Promise of Sale first, conditioning the purchase to the results of the due diligence to be done in a specified term.

Promise of Sale: This is a formal document, binding on both parties, and signed by them in the presence of a Notary Public. From a practical point of view, it is more important than the Deed of Sale, since it generally contains a complete and detailed description of the entire transaction up to the time when the purchase price has been paid in full and the property is ready to be conveyed to the buyer. A well-drafted Promise of Sale should

contain at least the following provisions:

- (a) Full name and particulars of the parties. If the seller is married, the spouse must also sign.
- (b) Legal description of the property to be purchased.
- (c) Purchase price and payment terms.
- (d) Default clause.
- (e) Date of delivery of the property.
- (f) Due diligence required or done.
- (g) Representations by the seller and remedies in case of misrepresentation.
- (h) Obligation by seller of signing the Deed of Sale upon receipt of final payment.

Many attorneys (solicitors) and notaries in the Dominican Republic do not protect the buyer adequately in the Promise of Sale. Among the most common deficiencies are the following:

- (a) The buyer is allowed to pay a large percentage of the price of sale without any security or direct interest over the property. In case of



misuse of these funds, the buyer's remedies may be limited to suing the seller personally. Many condo buyers in Santo Domingo have suffered through this experience in the last few years. Generally, the developer uses the buyers' funds, along with a bank loan, to finance the construction. The bank collateralizes the loan with a mortgage on the property. If the developer runs into financial difficulties or misappropriates the funds, the bank forecloses and the buyers lose both their money and their property.

(b) Payments are not conditioned on the availability of clear title or the adequate progress of construction. Sellers, therefore, may demand payment or place the buyer in default without performing their own basic obligations.

(c) Escrow agents are rarely used. The seller, therefore, has control over the funds as they are paid.

Deed of Sale ("Contrato de Venta"):

This is also a formal document binding on both parties, and signed by them in the presence of a Notary Public. It is used primarily for the purpose of conveying the property from the seller to the buyer.

In case of a cash purchase, it is simpler and cheaper to go directly from verbal negotiations to the signing of a *Contrato*

de Venta, instead of taking the preliminary step of signing a Promise of Sale.

Determination and Payment of Transfer and Registry Taxes:

The authenticated Deed of Sale is taken to the nearest Internal Revenue Office where a request is made for the appraisal of the property. The Internal Revenue Office checks if the seller is in compliance with his tax obligations and selects an inspector to do the appraisal. The determination of the amount of taxes to be paid may take a few days or weeks, depending on the availability of the property inspector.

Filing at the Registry of Title:

Once the property has been appraised and taxes paid, the Deed of Sale and the Certificate of Title of the seller are deposited, along with the documentation provided by Internal Revenue, at the Title Registry Office for the jurisdiction where the property is located.

Certificate of Title:

At the Title Registry Office, the sale is recorded and a new Certificate of Title is issued in the name of the buyer. The property belongs to the buyer from the time the sale is recorded at the Registry. The time for the issuance of the new Certificate of Title may vary from a few days to a few months depending on the Title

Registry Office where the sale was recorded.

Due Diligence

Many attorneys (solicitors) in the Dominican Republic do not perform the required due diligence on real estate transactions, limiting themselves in many cases to obtaining a certification on the status of the property from the Title Registry Office. It often happens that the real estate agent and/or the seller pressure the buyer into a hurried closing despite the advice of legal counsel.

To start the due diligence, the seller should provide the buyer or the attorney with the following documents:

- Copy of the Certificate of Title to the property.
- Copy of the official survey to the property or plot plan.
Under the new Property Registry Law, the sale of properties without a government-approved plot (deslinde) cannot be recorded at the Registry, except in the following cases: (1) Sales executed before April 4, 2007, which may be recorded during a two-year period ending on April 4, 2009, and (2) Sales of the entire property executed after April 4, 2007 (sales of portions are not allowed), for just one time.
- Copy of his or her identification card (Acédula@) or Passport and that of the spouse, if married.
- Copy of the receipt showing the last property tax payment (IPI) or copy of the certificate stating that the property is exempt from property tax, and certification from the Internal Revenue Office showing the seller is current with his or her tax obligations.

If the seller is a corporation:

- Copy of the corporate documentation, including bylaws, up-to-date registration at the Mercantile Registry and resolution authorizing the sale.
- Certification from the Internal Revenue Office showing the corporation is current with its tax obligations, specially Income Tax and Tax on Assets.

If the property is part of a condominium:

- Copy of the condominium declaration.
- Copy of the condominium regulations.
- Copy of the approved construction plans.
- Certification from the condominium administration showing the seller is current with his or her condo dues.
- Copies of the minutes of the last three condominium meetings.

If the property is a house:

- Copy of the approved construction plans.
- Inventory of furniture, etc.
- Copies of the utilities contracts and receipts showing that the seller is current.

Once the documentation listed above is obtained, the attorney should address every item on the following checklist:

- Title Search: A certification should be obtained from the appropriate Title Registry Office regarding the status of the property, stating who the owner is and whether any mortgages, liens or encumbrances affect it. The buyer should insist that his or her attorney confirm the results of





- the Registrar's search by investigating the pertinent files at the Title Registry Office.
- **Survey:** An independent surveyor should verify that the property to be sold coincides with the one shown on the survey presented by the seller except when the property is located in a previously inspected subdivision. Cases have occurred in which a buyer acquires title over a property some distance away from the one he or she believes to be purchasing due to careless work by a previous surveyor or to fraud by the seller. The survey should be checked even when the seller provides a government-approved plan.
 - **Inspection of Improvements:** A qualified builder or architect should examine any improvements to be sold (house, condo) to confirm that the plans presented are correct and that the improvements are in good condition.
 - **Permits:** The attorney should confirm that the property to be purchased may be used for the purposes sought by the buyer. There are many legal restrictions which should be taken into account before purchasing. For example, Law 305 of 1968 establishes a 60-meter maritime zone along the entire Dominican coastline, measured from the high tide mark inland, which in effect converts all beaches into public property. No building is allowed within the maritime zone without a special permit from the Executive Branch. Also, in tourist areas, there are building restrictions administered by the

Ministry of Tourism.

- **Possession:** The attorney should check that the seller is in possession of the property. It should be ensured that no squatters' rights of any kind exist. Special precautions should be taken with unfenced properties outside known subdivisions. Fencing them before closing is advisable. If there are tenants on the property, the buyer should be informed that Dominican law is protective of a tenants' rights and that evicting a recalcitrant tenant is time-consuming and expensive.
- **Employees:** The seller should pay any employees working on the property their legal severance, otherwise the buyer may find himself liable for the payment later.
- **Utilities:** The attorney or buyer should check that the seller does not have any utility bills pending by enquiring at the appropriate power distributor, water, cable and telephone companies.

Taxes, Expenses and Legal Fees on Property Transfers

Taxes must be paid before filing the purchase at the Title Registry Office. Taxes and expenses on the conveyance of real estate are approximately 3.1% of the government-appraised value of the property, as follows:

Transfer Tax (Law # 288-04)

Minor expenses such as cost of certified check required to pay taxes to Internal Revenue, sundry stamps and tips at the Registry. Taxes are paid based on the market value of the

property as determined by the tax authorities, not on the price of purchase stated in the deed of sale.

As for legal fees for real estate transactions, the standard is 1 to 1.5% of the gross purchase price, depending on the complexity of the purchase, with a minimum for properties valued at \$150,000 or less, and a discount for properties valued at more than a million dollars.

Property Taxes

A 1% annual tax is assessed on real estate properties owned by individuals, based on the cumulative value of all the properties as appraised by government authorities. Properties are valued without taking into consideration any furniture or equipment to be found in them.

For built lots, the 1% is calculated only for values exceeding 7,019,383.00 DOP (about \$150,000). For unbuilt lots, the 1% tax is calculated on the actual appraised value without the exemption.

The real estate tax is payable every year on or before March 11, or in two equal instalments: 50% on or before March 11, and the remaining 50%, on or before September 11.

The amount of the exemption is adjusted annually for inflation.

The following properties are exempt from paying real estate

tax: (a) farm properties; (b) homes whose owner is 65 years old or older, and has no other property in his or her name; and (c) properties owned by companies, which pay a separate tax on their company assets.

Purchase of Real Estate By Foreigners

There are no restrictions on foreigners purchasing real property in the Dominican Republic. Formerly, Decree 2543 of March 22, 1945 and its amendments required that foreigners obtain prior Presidential approval except in certain cases. Decree 21-98 of January 8, 1998 abolished this regulation and established as the only requirement that the Title Registry Offices keep a record, for statistical purposes, of all purchases made by foreigners.

Inheritance of Real Estate by Foreigners

There are no restrictions on foreigners inheriting title to real property in the Dominican Republic. Inheritance taxes have been recently lowered to 3% of the appraised value of the estate.

Inheritance of real estate is governed by Dominican law which normally provides for “forced heirship”: part of the inheritance must go to certain heirs by law. Nevertheless, a new conflict of law statute, enacted in December 2014, allows foreigners to have their national law determine the rules of inheritance in connection with real estate located in the Dominican Republic. For this reason, it is strongly



RENTING YOUR Villa or Condo



To rent or not to rent...

For many people, that's the question. Is it worth it to have someone in your villa or condo? How much money will you make? How do I know my place will be taken care of? Who rents it?

All valid questions and you probably have even more. Here are a few things to consider:

Pros:

Renting your property generally covers your monthly carrying costs.

- The Dominican Republic is a huge tourist destination with lots of renters.
- Vacationers are looking for more "homelike" accommodation. Villas and condos fit the bill.
- There are reputable management companies who will look after marketing and renting your property. Many developments like Casa Linda offer full services to both owners and renters with concierge, excursions, proper check ins/outs, onsite services and amenities.

Cons:

- Wear and tear on your property and having strangers in your villa or condo.
- Often you will have to adhere to the management company's decorating style and standards.
- There will always be costs to renting. Wear on towels and linens, broken dishes, appliances that wear out, etc.
- You often won't be able to use your property when you want to.



THE INS AND OUTS OF RENTING

Having the ability to have your property pay for itself sometimes makes owning in the DR possible. Local occupancy rates vary from 20% to 80% over the course of the year. Nightly rates vary from \$60/night US to over \$2500 US. Reasons include type of property, location, decorating, size and amenities.



There are excellent management companies who can take care of looking after your property and renting it when you aren't using it yourself. Here are some important considerations when choosing:

- Are they registered with the local authorities and do they have the right tourism licenses?
- Do they offer transparent accounting with you, the owner?
- What types of services do they offer renters? Airport pickup, middle of the night check in? Excursions/tours? Services at the property like a chef or groceries? Before booking and after stay services?
- Do they provide or work with your maintenance service?
- What do renters do if something is wrong?
- Do they carry liability insurance?



- How do they handle damages to your property? Do they properly charge renters? Do they take a damage deposit?
- Do they work with large tour operators like Expedia and Airbnb? How do they market your property?

Getting Your Property Ready For Rental

Most rental companies have a list of “must haves” in the condo or villa. Companies like to keep a minimum standard that all renters can expect. The goal is always to get return renters. For every home you need at least the following:

- Furnishings: living room suite; end/side tables; tv stand; dining room table and chairs; outside dining suite; outdoor pool loungers; queen or king sized beds in bedrooms; night stands.
- Electronics: tv (some companies also require a tv in each bedroom); stereo/bluetooth player; modem for Internet; tv receiver for cable; DVD player.
- Appliances: fridge; stove; microwave; hoodfan; blender; toaster; coffee maker; BBQ
- Kitchenware: dinner set for four-eight persons; glasses and coffee mugs; wine glasses; silverware serving spoons; spatula; pancake flipper, wisk; plastic bowls for



serving; plastic juice container; colander; set of pots and pans; frying pan; can opener; drainboard; paper towel holder

- Linens: 2 sets of sheets for each bed; towels for four-eight persons; washcloths; hand towels; dish rags; dish towels; oven mitts; placemats; shower curtains (if necessary)
- Curtains or blinds for each room.
- Pool equipment (villa) like skimmer, baskets, cleaners
- Lawn mower - some villa developments with garden service use their own mowers

How and Where?

Some people want to shop and decorate/furnish their property themselves. There are several great furniture and appliances stores in the area. You can also order from Amazon and Wayfair. For those that don't want to, or feel they're not good at decorating, there are some great decorators who work to your budget.

Remember - this is a rental property now. We recommend that you don't decorate to your personal standard or taste. It's best to buy rental grade items for your property that are

easy to replace or repair, and decorate to please the widest variety of general tastes.

General Costs:

While costs are always fluid, below is a breakdown of some basics that you can expect (in a gated community):

- Condo/Subdivision Fees: usually includes outside lighting, maintenance of common areas, garbage collection, security, back-power, office.
- Pool/garden service: Renters expect sparkling blue pools and well manicured yards.
- Housekeeping: Depending on the project, maid service may be provided 1-6 days per week.
- Maintenance: Upkeep and fixes are a constant in rental homes. Usually maintenance is charged on an hourly rate with costs of materials charged separately.
- Insurance: We recommend home insurance as a rule, but many management companies will insist that you have a liability component on your home insurance in the event a renter sustains an injury on your property.

WHAT DOES IT Cost?



APPROXIMATE, MONTHLY COSTS

Subdivision/Condo fee **\$150-\$400 US/month**
(includes security, back-up power, garbage collection, outside maintenance of common areas, sometimes gas)

Rental Management Costs
20% of short term rental income
15% of long term rental income (over 1 month usually)

Cable **\$30-\$100 US/month**
(dependent on channel package)

Housekeeping **\$50-\$300 US/month**
(dependent on level of service/number of days per week of service and size of property)

Garden/Pool Care **\$50-\$300 US/month**
(dependent on level of service/number of days per week of service and size of property)

Electricity
(a general rule is \$50-\$100/month per bedroom if a rental unit - particularly a villa - renters are big power users)

Internet **\$30-\$100 US/month**
(dependent on package)

Insurance **\$500-\$1,800 US/year**
(dependent on value of property)

WHAT TO LOOK FOR IN A

Sales Agent



How do you choose a real estate agent or sales person to represent you?

The Dominican Republic doesn't have a multiple listing service nor any registration or licensing for real estate agents like in North America. It's very important to do as much due diligence as possible to avoid using an agent that is not the best. Some projects, like Casa Linda, also use an inside sales staff in addition to outside agents.

Here are some basic tips on how to pick a great agent:

- Look for longevity. For agencies and specific agents see how long they have been operating in the area. Look on social media and other forums to see any comments or testimonials by former clients.
- If you're considering working with an inside sales agent who represents a project, (like Casa Linda), see how long the project has been in existence or how long the developer has been working and building in the DR.
- When using either an inside sales agent or a realtor, it's important that they give you a thorough tour of the area including beaches, restaurants, banking and shopping. Also make sure you see a selection of new and resale properties as well as have a look at variety of projects - not just one or two. A good project isn't afraid of competition.
- Ensure your agent/sales person has a good working relationship with local, reputable real estate lawyers. They will be referring you to a property lawyer who will help you complete your purchase.
- Your salesperson's experience and knowledge are key to helping you find the right property in the best project. Service before, during and after the sale count.
- Ask to contact other buyers/owners who have worked with your salesperson in the past.





**Pierre & Sherri,
Canada
Half-Year Residents**

Now that they've retired, Pierre & Sherri make Casa Linda their home base for more than half the year. As Sheri says: "It's nice to live in a nice place where the weather is warm and sunny, and you see palm trees, but palm trees really get boring. What you want to have is a lifestyle where you have friend, can grab a bottle of wine and go next door".



**Lon and Germaine,
United States
Part-Time Residents**

Both of these gentlemen are still working, so they visit their beautiful, ravine side villa several times per year for extended vacations. They love the welcoming community mixed with the services and amenities Casa Linda offers. They also loved that they could customize their villa and get the home they wanted.



**Marjorie and Joseph
United States
Full-Time Residents**

Early retirees Joe and Marjorie have made Casa Linda their permanent residence for many years. As Marjorie says, I love the climate, the people, they're friendly and helpful. The food is fabulous, the weather you can't go wrong!" For them DR was the best combination of cost of living and lifestyle.



Meet more of our amazing owners and watch their stories on our Youtube Channel:



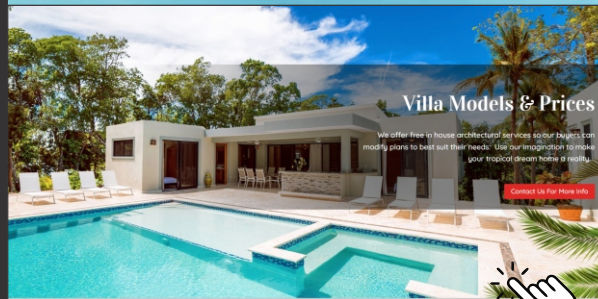
More Owner Stories



Casa Linda
QUALITY COMMUNITIES

**PRIVATE DOMINICAN REPUBLIC VILLAS
AFFORDABLE LUXURY IN PARADISE**

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