

Real estate services

Florida Living and its counterparts offer full services for your needs: Search services By personal appointment, telephone, mail or property search form your wish list for real estate will result in a complete overview of real estate available on the market in Florida. When acting as Buying Agents our services are usually paid by the Listing Agent, since the Listing Agent works for the selling party and commonly shares the sales commission with the Buying Agent . Advisory services We inform you of the real estate market conditions, prices and transaction processes of real estate transactions and management. You are educated on how to deal with regard to buying and investing in real estate. Our hourly tariff for advisory services is € 125,= per hour. Buying services Real estate commissions are generally paid by the seller. The Buyer Agent shares the commission when the property is sold. Ask us for details. For buyers and investors we offer the following: MLS search and presentations: searching public and private Multiple Listing Systems and other listings' databases for the desired properties. Brochures and property information are send to you at your request. Property viewings: we arrange local tours and viewings of the properties. Negotiations: prices and conditions are negotiated on your behalf and the purchase process is closely monitored by us. Reviewing purchase agreement: legal consequences are reviewed and discussed with you. Appraising properties: properties are appraised for your own records or possibly for need of financing (mortgage). Home inspections: the property is inspected for its condition and possible defects. Guidance on transferring the property: you will be kept up to date by us and the transaction co-ordinator towards closing. After sales support: your needs for settling in or even immigration can be supported by us and our local team. Financing services Often we are able to offer competitive financing if you require this when purchasing real estate through us. In the USA we work with selected mortgage brokers who are licensed to act as agents and are experienced with obtaining financing for foreign nationals and/or non-residents. Mortgage brokers assist primary lenders in pre-screening (pre-qualifying) and obtain pre-approval and arrange the mortgage application.