"Quick Guide to Buying Real Estate in the Cayman Islands"

Buying real estate in the Cayman Islands is not just a dream or lifestyle purchase but an intelligent and sound real estate investment. In the Cayman Islands there are no restrictions on foreign ownership of property, which this coupled with the absence of taxes (no annual property taxes, school taxes, or capital gains taxes) makes investing in real estate in the Cayman Islands very attractive for overseas investors.

A quick Guide:

1. Choose a reputable, trustworthy, and well-educated real estate broker/agent that is a member of CIREBA (Cayman Islands Real Estate Broker's Association) to assist you in finding the perfect property. Azure Realty can assist you with your real estate transaction from start to finish.
2. **Budget:** Determine your budget, will you need a pre-approval for a local Mortgage? In the Cayman Islands mortgage rates & terms vary from bank to bank. It is recommended to meet with a loan officer to obtain some level of pre-approval for a local mortgage. If you are purchasing a property as a resident of another Country it is possible to obtain a local mortgage but a larger deposit is usually required somewhere between 25-40% down payment. Interest rates that are offered with the local banks are between 1-3% plus prime.
3. **Total costs of your purchase:** This can vary but a realistic estimate would be 9-12% of the purchase price for closing costs depending on the property and area. **Stamp Duty** will be the largest expense at closing. Stamp Duty is a one- time fee to the Cayman Islands Government on the real estate value of the purchase price (not including Chattels/ furniture), which is currently 7.5%. If you require a Mortgage for your real estate purchase there will be an additional duty of 1-1.5% of the monies advanced. Additional fees may include a property valuation by a Cayman Islands professional valuer, which start around US$480. Life Insurance may be required for your loan starting around US$180. Legal Fees for the mortgage and closing costs are generally 1% of your loan origination amount.
4. **Finding the perfect property and submitting your offer**- Once your Azure Realty Realtor has assisted you in narrowing down a particular property that you wish to purchase, your agents expertise becomes invaluable to you as you move into writing up your offer and contract negotiations.
5. **Closing the Transaction**- Once the contract is non-conditional then we are ready for closing. For closing some purchasers prefer to be on island others choose a law firm for legal representation or in a straight forward transaction your real estate broker can assist you.
6. **Congratulations on the purchase of your property.** Now it is time to relax and enjoy the tranquility of the Cayman Islands.