

Steps of a purchase

1º Selection of an independent qualified lawyer.

Evaluation of the property.

2º Obtaining a fiscal number through a professional fiscal representation company.

3º Down payment of a part of the agreed price in order to take the property off the market. This amount is normally non-refundable and made on the basis that a 'Promissory Contract' will be drawn up within the next 30 days.

4º The lawyer will then collect all the house documents to check that everything is in order. If applying for a Portuguese mortgage it is advisable to obtain an offer from the bank before the Promissory Contract is made.

5º [Promissory Contract](#): drawn up by the buyer's lawyer and signed by the seller and the buyer. If using a bank to finance the purchase, it is recommended that the contract be made for 90 days until the deed of purchase.

6º Payment of the [Property Transfer Tax \(IMT\)](#): normally paid by the lawyer on behalf of the buyer a few days before the final deed. Value varies according to the property price, its use (e.g. a permanent or second home), and whether it is situated on the mainland or the islands (Azores, Madeira) (see the tables below).

7º [Final Deed](#): made in the presence of a competent entity to legalise the deed (see the 'Simplex' note on the right), the seller, the buyer (both can be represented lawyer, with a power of attorney) and a bank representative (in case of financing with a mortgage).

8º Registration of the deed at the National Land Registry Records (Conservatória do Registo Predial).