



Your investment is our business

vsinternationalproperties.com

Your guide

 TO FLORIDA,
USA

*Property
Investment*

for international
buyers





VS International Properties LLC

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www.vsinternationalproperties.com



Welcome to **VS International Properties LLC.**

VS International is a full-service Real Estate Broker and Property Management company handling residential single-family homes, condos and commercial buildings in the Florida areas of Miami and Orlando. We help local and international investors successfully manage their properties to tenants while providing tenants with a great place to live for many years.

We are members of the OSCAR (Osceola County of Association of Realtors), the MIAMI Association of REALTORS®, the Chamber of Commerce of Orlando and NARPM (National Association of Property Management). All our activities comply with the trade and lease laws of Florida.

Our staff has over 21 years in the Real Estate and Property Management industry as we maximize the value of investment properties for investors. We market vacant rental units, screen tenants, collect rental payments and provide financial documents in regards to finances, taxes, and legal aspects. Also, we make our tenants feel comfortable in their new rental homes with dedicated and hassle-free property management services.





Do you know where to start to buy a property in Florida?

Buying a property in Florida may seem like a very complicated task.

- You do not know where to start.
- You do NOT understand Florida Law.
- It's frustrating not knowing the process.
- It can generate unforeseen expenses if you don't understand the buying process.

However, like any financial investment, with appropriate guidance from a professional, you can alleviate or even eliminate all concerns ensuring a pleasant investment experience.

At **VS International Properties LLC** we take the time to understand the needs of our customers and provide them with adequate information. To begin, we suggest to consider the following steps to help resolve many concerns when buying a property:

1. Your first decision

Before starting the purchase process, you must define the purpose of this investment which will be to: For investments or vacation use? No matter what the end use of your property, the balance between revenue and expenditure must be clear to avoid any unpleasant surprises. Therefore, the financial pre-qualification to opt for a loan is vital to determine the price range your investment will be. Your monthly payment capacity and interest also play a big role so that in this way you could make the right decision.



2. Funding information

Bank loans in the United States can be very attractive and available but are subject to qualifications and with 25% to 50% down for foreigners and 20% down for Puerto Rico residents. The approval of a loan is simple and the interest rate is appealing. The terms of the loan can be extended up to 30 years with variable or fixed rates of interest. And often early prepayment of the loan balance can be made without penalty.

3. Rental restriction for vacation properties

Government authorities have created exceptions and exclusions to protect investors who buy properties in the area close to Disney. We recommend buying in subdivisions that are authorized for short-term rental. If a property such as this interests you we can provide complete information to start the process.



4. Initial fees

For a "new construction" property, the amount and the time for the initial deposit vary from 5% to 10%. Depending on the operation of each builder company. This deposit allows signing the contract, establishing a secure price as well as securing the selected model of property and lot. The remainder of the initial amount is to be paid at the closing. Most resale properties will require a deposit of up to 5% of the property value upon signing the contract.



5. Resale (Active properties for sale)

If your interest is to invest in a resale property, you should understand that the availability of this type of property changes daily. We provide updated information on the properties that are being sold and advise you, if you are interested, to discuss making an offer in the most convenient way. Most investment opportunities in resale properties do not remain on the market for very long.



6. Bank account

As Buyer or an investor, it is necessary to hold a bank account in the USA to simplify money transfers. If you need to open a bank account. It would be our pleasure to present you to one of the banks and assist in opening the right account.





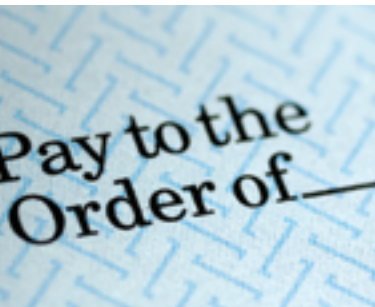
7. Location

If your decision leans towards investment property purposes only. You should consider the location to generate a monthly income. If it is a vacation rental property, "short term rental", it must be in a government approved short-term community. An ideal and would be near great sightseeing and near major tourist attractions.



8. Closing costs and start operations

One of the biggest fears of investors, due to lack of proper consultation, are "surprise" expenses. We have heard stories of many who claim to have been surprised at the time of the closing with the closing expenses when it is too late to withdraw from the purchase. The expense for this could reach an estimated 5% or more of the value of the properties and will be explained in detail once the loan process has been determined. However, cash purchases have low closing costs depending on the amount of the purchased property.



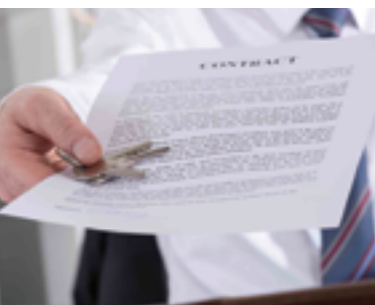
9. Investment and rented properties

VS International Properties LLC works with several investors through which we can offer properties already renovated and leased providing immediate income. These properties require a purchase in cash.



10. Title company and their functions

In Florida. It is very standard to work with title company versus an attorney to conduct a real estate closing transaction and not through notaries as in other countries. The title companies are responsible for coordinating the interest of all participants involved in the transaction and making sure that all requirements for settlement are fully satisfied before any closing. You have the choice to work with a Title Company or an attorney. The real estate broker will help you determine which closing entity is right for you.





11. Property inspection

The buyer has the right to inspect the property conducted by a specialized company. With the report of this inspection. The buyer has the right to ask the sellers to address any concerns they have about the property.



12. The importance of an insurance policy for your property

In Florida having an insurance policy for your property means peace of mind knowing that your property is protected. **VS International** requires insurance policies for all the properties we rent for our clients.

and the most important...

Work with an experienced company

VS international Properties LLC together with **VS International Rental Properties LLC** they are dedicated to the needs of the buyer or seller who does not reside in the United States. We work together with an expert team of lawyers, advisors and CPA accountants who will assist you step by step the legal the process of managing a property in Florida.



Steps to start the process of **acquiring a property in Florida**

Decided to buy a property in Florida? **What is the next step?**

Here we offer step by steps guide to help you with the buying process.

1

Select the type of, community (location), house model, additional options, and colors. If it's regarding a new construction property you will receive the purchase contract ensuring the closing price of your property.

2

New construction properties require an initial deposit of 30 % to 50%. To reserve the property, it is required to put down a 5% to 10% of the initial deposit. And the remaining balance at the closing. (this applies to bank financing). For resale properties; an initial deposit of 5% of the purchase contract price.

3

You have the right to inspect the property to check for any damage. This inspection is highly recommended by **VS International Properties LLC**.

4

If you are interested in obtaining a mortgage loan, you must complete an application and submit copies of bank statements to show that besides the initial deposit, you have the funds required for the closing as well as an additional reserve of two to six months.

The documentation required for the mortgage loan is:

- Additional reserve of two months and two bank statements to document the source of funds. 30% to 50% down for foreigners and 20% for Puerto Rico.
- A letter from your employer (work record) indicating the position in the company, start date, minimum of two years, and income to date. If you are an entrepreneur you will need a letter from your accountant stating the last two years of income.
- Three letters of reference indicating credit (bank credit card references): minimum payment, current balance, and payment experience.

5

Once the property is ready for closing and funding is approved. The builder company and **VS International** (if a new construction property), will inform you of the closing date in advance and will guide you throughout the process until closing day.



Orlando & Miami

Administrative Services of Properties

Our Management and Rental Properties services are a specialized business program for the absent owner. With our company, You will not have to worry about collecting rent and property maintenance.

VS International Rental Properties LLC provides you with a complete line of services to maintain the value of your property. All our vendors and professionals have their respective license and all services are reviewed before authorizing the billing. The following is a list of the maintenance services provided:



Marketing Units for rent

Marketing the property thru different rental websites, social media and government agencies housing assistance. We choose the best-qualified candidate to rent your property; We check credit history and criminal background before making a decision.

Owner Payments

Monthly deposits of payments directly to the owner's local bank account (EFT). We offer to our owner online 24 hours and seven days a week on the website.

Statements

Every month, each owner will receive a statement of all their property-related income which will be available on our online portal, according to the agreement. These monthly statements become important information for tax purposes at the end of each year and we will provide you with an annual statement summarizing all activity of the year.

Maintenance Services

Routine inspections and maintenance of the property. We perform an inspection of the property at the beginning of the lease Move-in and at the end of lease Move-Out to record the status of the property with each tenant.

Insurance

We recommend an insurance policy for any damage that the property can incur. The cost of the policy depends on the size of the property, location, and type of construction. As part of the additional services offered by **VS International Rental Properties LLC** we can help you assist you in obtaining the insurance policy thru one of our recommended insurance companies.

Additional Services

Payment condominium association.
Tax payments.
Insurance payments.
Payment of government licenses.

Connecting and or disconnecting utility services and make payments to them.
Pool services.
Fumigation.
Garden service.



Here you can consult **the frequently asked questions that we received**

1) Do I need to travel to the United States to buy a property or negotiate?

No. Although it is advisable that you see your investment physically before buying we do not require it.

2) When deciding to buy something and the process starts, do I need to be physically there at closing?

No. If the property is paid in cash, the title company can proceed with the closure without you physically there as long as we get the duly signed documents and transfer the funds to the bank account for closing which will be stipulated in the contract of sale when starting with the purchase.

3) What if I can't speak English?

We have interpreters for some languages, or we seek one that meets your needs. Remember that we are your representatives here in the state of Florida.

4) Can I get a loan even if I'm not a resident or citizen of the United States?

Yes. If you qualify you can get financing as low as 75% if you are an international buyer. For residents of Puerto Rico 80% on the value of the property. We will help to do all procedures for this process.

5) If I purchase a property in the United States, do the laws protect me as a US citizen?

Of course, but be aware that you will not be granted immigrant status in the US for such investments.

6) When can I sell my property or business that I bought?

Whenever you want to. No limits or penalties for prepayment if you have a mortgage.

7) Can I rent the property?

Yes, depending on whether you are in a properly zoned area. We warn you about it before buying the property.

8) Who will take care of my property during my absence?

We through our sister company VS International Rental Properties LLC, which is a property management company

9) If I lease or rent my property, will all expenses be covered?

Yes, if it is managed carefully. Such positive experiences have been obtained that many investors return to buy a second or third property.

10) As the owner and investor, how involved should I be in the administration process?

The most successful owners would suggest that the success is directly related to an effective management company. And to help in obtaining a good return on their property they are aware of Florida's regulations and laws on the management and rental of properties.

11) What happens if the tenant does not pay?

In the state of Florida the procedure to evict a tenant if it is done legally and correctly, should not last more than 30 days, however, each case is different.

CREDIT OPTIONS
for foreigners
from ***30%**
downpayment

*50% for clients resident in venezuela



More information

- 30 year financing term.
- No penalties for advance payments.
- Attractive interest rates.



If you need more information, please contact us:
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