



**EQUITY
RELEASE
SPAIN**



Spain's first and only English-speaking
Equity Release firm covering all of Spain
and the Islands

WHAT IS EQUITY RELEASE IN SPAIN?

Equity Release is generally **designed for homeowners aged 65+** and involves a division of the ownership of the property rights into two separate elements to be held by a *“usufruct holder”* and a *“bare owner”*.

AN USUFRUCT HOLDER

The usufruct holder has the right to use and enjoy the property, i.e., the right to use it and earn the income from it. This means the right to live in it or to rent it out. The usufruct holder has no power to sell the property. The maximum duration of usufruct generally corresponds to the usufruct holder’s lifetime – but options are available to set an agreed term (eg. 10 years).



A BARE OWNER

A bare owner has the right of virtual ownership. The bare owner of a property has no right to occupy it or rent it out. However, when the usufruct holder dies (or the agreed term of the usufruct finishes), full ownership of the property is carried over to the bare owner.



SELL AND STAY OPTIONS FOR YOU



A LUMP SUM PAYMENT

The current homeowner(s) sells the bare ownership of the property for a percentage* of the market value in exchange for a single, lump-sum payment and retains the “usufruct”, the right to continue living in the home.



A MONTHLY ANNUITY

The current homeowner(s) sells the bare ownership of the property for a percentage* of the market value in exchange for receiving a sum of money each month to boost monthly income and retains the “usufruct”, the right to continue to live in the home.



SALE AND RENT BACK

The current homeowner(s) sells the full ownership of the property for a percentage* of its current market value but has the option to rent it back and remain living there.

When the sale is formalized at the notary a lease contract with the new buyer is signed. The lease is then registered at the land registry, thus providing the new “tenants” with all the legal guarantees so that they can remain in the property.

* The percentage offered to you will be based upon several determining factors. Primarily, your age(s), the type of property you own and its location and the product you are choosing.



WHY IS **EQUITY RELEASE** **SO POPULAR?**

Equity Release is a means of retaining use of the home you love while also obtaining a lump sum or increasing your source of income, using the value of the house.

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It can be used for all sorts of different things.



IT'S YOUR CHOICE. YOU CAN:

- Make those home and garden improvements you've been dreaming of for years.
- Lift the weight of required monthly repayments and pay off your existing mortgage.
- Boost to your disposable income to enjoy life's little luxuries.
- Help loved ones financially. Equity release could enable you to give your family a boost, from gifting an early inheritance, help pay off university fees, house deposits to financing a wedding!
- Enjoy life to the full and fund your goals – buy that new car, caravan, motorhome or fund your dream holiday.
- Put the money in the bank to prove your financial viability to the Spanish authorities. This means that you can get your Non Lucrative Visa and stay in Spain for more than 90 days at a time.



WHY US

EQUITY RELEASE SPAIN.COM?

We look at your individual circumstances to create tailor-made solutions just for you. We will assist you every step of the way to ensure everything goes smoothly from start to finish.

“All under one roof” - To ensure the highest quality and responsibility of our services, **EQUITY RELEASE SPAIN** work together with independent appraisal companies approved by the Bank of Spain and the CNMV (the Spanish Government Agency responsible for the financial regulation of the securities markets in Spain).

We have a portfolio of investment companies and private investors with extensive experience and a high level of specialization in the Spanish real estate market.

We have our own, in-house, legal experts who provide conveyancing and notary services and legal and taxation advice.

All operations are documented in the Spanish land registry and are formalised in a public deed before a notary, thus guaranteeing your security and peace of mind.

All estimates and proposals are free of charge and our fees are only applicable and paid when, together at the Notary we complete on a deal which is perfect for you.



EQUITY RELEASE SPAIN

Introducing Spain's first Sell and Stay plans to the Ex-Pat community



www.equityreleasespain.com



TALK TO US

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