



## Client Guarantees

RealtyCrete **offers to all its clients a unique set of guarantees** that seek to remove any hint of uncertainty or risk on the side of the buyer as regards the real and legal development potential of his property. Please note that **these guarantees are no add-on, and are offered, as an integral part of the buyer contract with RealtyCrete.**

Please note that in our **listings portal guarantees apply only to the premium ads!** Standard ads are freely published by anyone and **RealtyCrete assumes no responsibility for their accuracy and will engage in no permitting or development activity with regard to these, standard, ads!**

RealtyCrete

2010- 2011

## SERVICES

- RealtyCrete will **provide, free of any charge, a detailed property development action chart to the buyer seeking to develop his property**. This action chart will be built upon consideration of the legal constraints as well as the buyer intentions. It will detail time and cost aspects of the various development options selected. It will include:
  - A detailed **registry of all legally possible options** and possible limitations
  - A **timetable** for the implementation of each development option, as regards permitting procedures
  - An estimation of the **permitting cost**
  - An estimation of the **construction cost**
- RealtyCrete will jointly
  - Undertake the **responsibility to secure all the permits** required for pushing ahead with the planned development.
  - Undertake the **development/ renovation of the property**

## GUARANTEES

Against the above property development action chart RealtyCrete will guarantee the following:

- **Guarantee 1:** The permitting cost is only paid in by the client, when the permit has been obtained. This eliminates the need for the client to undertake any cost for securing the validity of the property titles. In short, the **RealtyCrete client pays for the permit only when this, as defined in the property development action, has been obtained.**
- **Guarantee 2:** RealtyCrete will **offer the permit acquisition service at a cost which will be the minimal possible according to the Greek law for permit issuing. In addition, and in line with above Guarantee 1, it will not charge any financing cost for the issue of the permit.**
- **Guarantee 3:** As regards development itself, **RealtyCrete offers two options:**

### **FIRST OPTION - WITH A 20% PREPAYMENT**, ACCORDING TO THE PROPERTY DEVELOPMENT ACTION CHART

- +20% prepayment, upon contract
- +30% (total 50% paid to RealtyCrete) upon completion of brickwork (or equivalent phase)
- +30% (total 80% paid to RealtyCrete) upon completion of all works apart from paints and outdoor space development
- +20% (total 100% paid to RealtyCrete) upon fulfilment of all terms of the construction plan

### **SECOND OPTION - WITH NO PREPAYMENT AND A 15% INCREASE TO THE PROPERTY DEVELOPMENT ACTION CHART FIGURE** TO COMPENSATE FOR THE RISK FINANCING COST

- 0% prepayment, upon contract
- +40% (total 40% paid to RealtyCrete) upon completion of brickwork
- +40% (total 80% paid to RealtyCrete) upon completion of all works apart from paints and outdoor space development
- +35% (total 115% paid to RealtyCrete) upon completion of all works apart from paints and outdoor space development