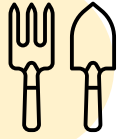
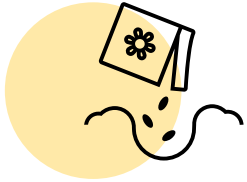


House buying process in Guyana



Search Online for a suitable property

The buyer searches online for properties that meet their criteria and contact the agent advertising the property to set us viewings. Guyana Real Estate Services is an online portal that allows users to Buy, Sell or Rent properties in Guyana.



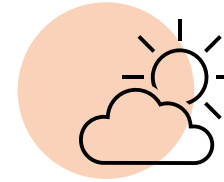
View properties

Contact agents to arrange viewings. The agent will contact the owner to agree a date and time. Make you are prompt for your viewings



Negotiate

Have a plan or strategy for negotiating, many buyers make a low offer and increase if the offer is refused. One has to be careful with this as it could cause the buyer to lose out to another buyer.



Make an offer

Once you have found the perfect property, contact the marketing agent to make an offer, this will need to be in writing. Here you can also negotiate for a lower price.



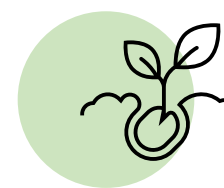
Exchange of Contract

Once your offer has been accepted, you will need to instruct solicitors to represent your interests. They will prepare the agreement of sale and oversee its signing.



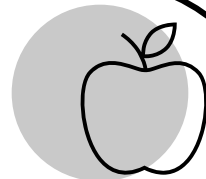
Due diligence

Your solicitor will run appropriate checks on the property. They will check with the deeds registry to confirm ownership and that the property is free from mortgage or other charge



Instruct a solicitor

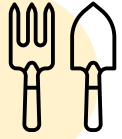
The solicitor will assist you with conveyancing, this is the transfer of the property into your name. They will also ensure that the transaction is done legally.



Completion

This is where the transfer of ownership is completed in the high courts. Any remaining monies are paid, and the new owner gets the title or transport

Process for selling a house in Guyana



Prepare your property for sale and obtain a valuation

This is a good time to any minor repairs that could improve the value of your property. Clean the yard and remove any garbage



Appoint Agent & Arrange photos

Appoint a reliable real estate agent who can help you sell the property. Commission range from three to six percent of the selling price. Please discuss commission with your real estate agent to avoid miscommunication.



Listing & marketing

The agent will be responsible for listing your property on Guyana Real Estate Services and also to facilitate viewings,



Exchange contracts

Solicitors acting for buyer and seller will prepare the agreement of sale. The agreement is signed and required deposit paid. Possession may also be granted at this stage if agreed by buyer and seller



Accept an offer and instruct a solicitor

Your real estate agent will inform you of any and all offers made on the property. Once you have received a good offer you will formally accept



Completion

This is where the ownership of the property is finalizes in the court. Outstanding balance is paid, and the transaction is complete