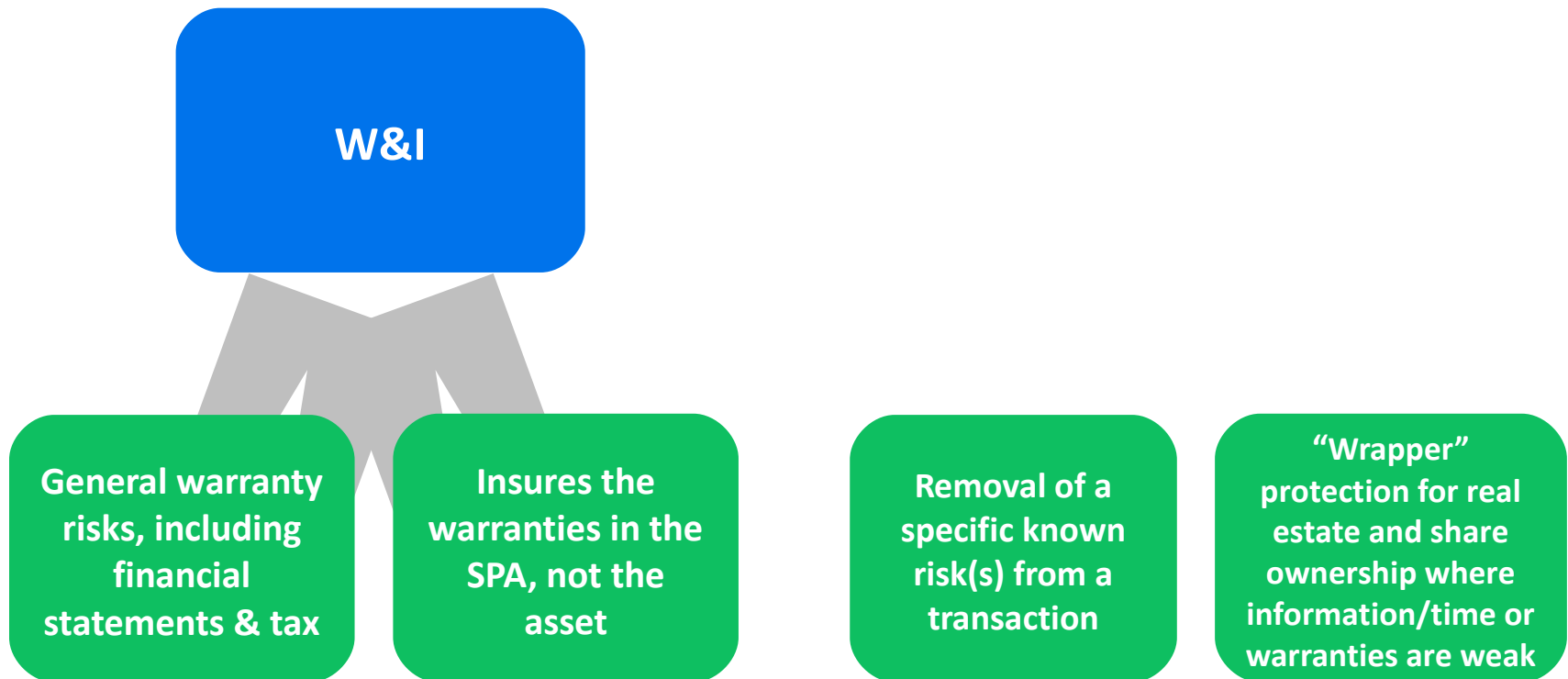




Specialist insurance products for International Real Estate Professionals

DUAL

Real Estate Transactional Insurance



Specific Title Issues In European Countries

UK:

- Rights of light
- Planning breaches
- Use restrictions
- Easements/Servitudes for access and services

France:

- Challenge to building permit
- Lack of conformity certificate
- Contingent liability for 3% tax

Germany:

- Missing Land Charge certificates
- Voidable lease (breach of written form requirements)
- Zoning breaches

Specific Title Issues In European Countries

Spain:

- Building permit, planning and zoning issues
- Historic ownership issues
- Missing title deeds
- Lack of first occupational certificate

Italy:

- Donation insurance
- Lack of habitation certificate
- Lack/breach of building permit
- Heritage buildings
- Solar farm permits

Options for the client

- **Take a commercial view**
 - Risk on their own balance sheet
 - Will the lender take the same view?
 - Future purchasers
- **Negotiate reduction in purchase price**
 - Deal timing
- **Negotiate with potential claimant**
 - Time pressures
 - Uncertain outcome
 - Held to ransom
- **Ask seller for warranties**
 - Ability to recover from seller
 - Deal timing
- **Insurance**

Benefits of Insurance

What losses are covered?

DUAL Asset Underwriting

Ian Keith

Managing Director

M: 07846572524

T: 020 7337 6477

E: ikeith@dualgroup.com

107 Leadenhall Street, London, EC3A 4AF

