



**ROSE**  
Financial Planning

## **Fees & Taxes Payable on property purchases, mortgages & re-mortgages – Update January 2012**

### **Fees Payable**

Lenders Fee: 1% - 2% of mortgage to be confirmed by lender

Brokers Fee: 1% of mortgage - minimum €1,500.00.

Legal Fees	-	Purchase = 1)	Conveyancing Solicitor, say 1%
	-	2)	Notary = Various, 0.3 - 1%, Min €1,000
	-	Mortgage = 1)	Notary = Various, 0.8 - 2% , Min €1,100

Redemption Penalty: up to 1% for the term. Normally 0.5%.

Booking Fee: €500 (non refundable) - Payable Up Front

Valuation Fees: 0.15% of valuation - Payable Up Front

### **Taxes Payable**

Purchase (New) – 4% IVA (Mainland Spain). (See Note 1 below)

Purchase (Resale) – 8% ATP (See Note 2 below)

Mortgage – 2% AJD

---

Note 1) – IVA can be variable and lower for Canary Islands.

Note 2) – ATP is variable. Base is 8% minimum (up from 7% 2011) BUT, for example, Andalucia charge on a banding;

8% - to €400,000

9% - for the band €400,001 to €700,000

10% - for the band €700,001 +

Office: 0034 950 069 050

Mob: 0034 677 874 948 (including evenings)

E Mail: [mark@rosefp.com](mailto:mark@rosefp.com)

Web: [www.rosefp.com](http://www.rosefp.com)

Mail: Apartado Postal No. 2851, Avda Descubrimiento, Vera Costa, Vera 04621, Vera, Almeria, Spain

Office: 0034 950 069 050  
Mob: 0034 677 874 948 (including evenings)  
E Mail: [mark@rosefp.com](mailto:mark@rosefp.com)  
Web: [www.rosefp.com](http://www.rosefp.com)  
Mail: Apartado Postal No. 2851, Avda Descubrimiento, Vera Costa, Vera 04621, Vera, Almeria, Spain