



## THE REAL ESTATE PROCESS CHECKLIST

### PURCHASING A PROPERTY IN ISRAEL FROM AMERICA

1.  Learn about the real estate process in Jerusalem
2.  Find a Real Estate Agency
3.  Find a Mortgage Broker
4.  Find an Attorney
5.  Sign Power of Attorney [ *required when purchasing a property from abroad* ]
  - Have it notarized
  - Send it to Israel
6.  Open A Bank Account
  - You will need the following documents:
    - Your Passport
    - Another Form of I.D.
    - Immigration Documents
    - Your Social Security Number (for U.S. ex-pats)
    - Cash or Check to Open the Account
    - Your Note of Future Bank Account
      - you will get this at the airport upon arrival in Israel
      - **Note:** *as a U.S. citizen, you'll also have to fill out several forms, including a W-9.*
7.  Prepare Your Finances
8.  Obtain a Mortgage [ If Needed ]
9.  Ensure the Terms of The Sale on the Closing Agreement
10.  Sign the Closing Agreement
11.  Register The Cautionary Note with The Land Registration Office
12.  Make The Real Estate Tax Payment to The Israel Tax Authority
13.  Pay For Additional Apartment Related Expenses