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מיכאל דיאמונד ע"ד

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Real Estate - Fees

It is wise to contact your lawyer before commencing any property transaction. He/she will know reliable professionals in relevant fields and may be able to negotiate favorable terms for their services.

Some of the expenses for which you should be prepared:

Estate Agents / Realtors - generally expect 2% of the price of the property plus VAT from each side. Like many things in Israel, this is negotiable, but should be agreed and clearly written in the agreement with the agent/realtor.

Structural Engineers - מהנדס מרחב - about 2,000 to 4,000 shekels plus VAT depending on the size and location of the property.

Lawyers - your lawyer will protect your interests and help you navigate the labyrinthine process of your purchase. Charges depend on many circumstances and I'll be happy to discuss a package tailor-made for your specific needs.

Construction Company Purchase - You will probably be required to pay the construction company's legal fees for the eventual registration of your property in the Land Registry. This will amount to about 1% of the price.

Land Assessor - שמיאי - the mortgage company will request a report from a Land Assessor as part of the loan application process. This will cost about 2,000 NIS.

Additional Expenses - including land registration charges, mortgage processing fees, packing, moving, and perhaps painting and redecorating.

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