

## **ORKA HOMES, TURKEY - FINANCING YOUR PROPERTY**

Now is the time to plan and work out how much you could comfortably spend without stretching your finances too far. Take into account the furnishing of your property, property tax of 4% and general annual costs (sheet attached). There is nothing more frustrating for you than coming out to visit us, seeing a property you really like, but not being able to do anything about it.

Typically there are three options when purchasing a property in Turkey.

- 1.) Paying for it in cash from your existing savings.
- 2.) Paying for it with a cash deposit and the balance from releasing some equity from a property you have in the UK. (re-mortgage)
- 3.) Paying for it with a cash deposit and then the balance from a Turkish mortgage.

On a Turkish Mortgage you can borrow up to 50% of the property price, which would mean a deposit of 50%. Details on request.

### **Buying Procedure:**

When you see the property for you, a £2000 refundable reservation deposit is required to remove that property from the market. This reservation deposit is fully refundable for up to 14 days from the day you return home. A 10% deposit is then payable within 30 days at and the balance is usually organised through one of the above methods. i.e. Cash or mortgage. If the property is being bought off plan we are quite flexible on a payment structure, which will suit both parties.

### **Orka Homes Help: All After Sales Services are FREE**

Orka Homes can help you with organising a Turkish mortgage and all the associated paperwork including obtaining Military Clearance, Turkish registration and opening bank accounts etc. Our after sales team has a dedicated specialist who will walk you through this whole process.

### **Additional Information:**

Furniture: Our after sales team will help you select furniture and make sure that it is all correctly delivered and fitted in your property. This includes everything from blinds and curtains to kitchen white goods, beds, TV etc.

### **Legal Costs:**

All of our sales prices **include** the legal cost of transferring the title deeds over from Orka Homes to you so there are no hidden costs. You are also welcome to organise your own legal representative at your own expense.



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