

INTERNATIONAL BUYER CHECKLIST

“Purchasing Real Estate in South Florida can be an rewarding opportunity for international buyers.”

With its vibrant culture, beautiful landscapes, and robust real estate market, South Florida offers a diverse range of properties that appeal to investors and homeowners alike. However, navigating the buying process as a foreign national can be complex, with various legal, financial, and logistical considerations to keep in mind.

This guide provides a comprehensive checklist for international buyers, detailing the essential requirements and steps needed to successfully purchase real estate in South Florida. As a member of The Rivas Group, a multi-national real estate team that has extensive experience assisting international investors in making informed decisions and achieving their real estate goals, we are here to help every step of the way.



Legal Status

- Valid passport
- Visa (if applicable, e.g., B1/B2 tourist visa)



Financial Requirements

- Proof of funds for purchase
- ITIN (Individual Taxpayer Identification Number) from the IRS

Real Estate Agent

- Select an agent experienced with international transactions
- Select an agent fluent in your language (if you don't speak English fluently)
- Consider contacting the Rivas Group at www.TheRivasGroupFL.com

Property Selection

- Decide on property type (condo, single-family home, etc.)
- Choose location (Miami-Dade, Broward, Palm Beach)
- Know the rules (Homeowner's Association)

Purchase Process

- Sign a legally binding purchase agreement
- Obtain title insurance
- Arrange for property inspection

Financing (if not paying cash)

- Apply for a Foreign National Loan
- Prepare required documents
- Copy of passport/visa

Closing Process

- Work with a title company or real estate attorney
- Arrange for wire transfer of funds

Post-Purchase Considerations

- Set up property management (if not residing in the property)
- Understand tax implications (U.S. and home country)

The Rivas Group: Your Partner in South Florida Real Estate

For international buyers navigating the South Florida real estate market, the Rivas Group offers expert assistance.



As a multi-national team with extensive experience helping international investors, they understand the unique needs and challenges faced by foreign buyers.

The Rivas Group has successfully guided numerous international clients through the property acquisition process in South Florida. Their comprehensive services include:

- First-time home purchases
- Luxury property sales
- New construction projects
- Land transactions
- Investment opportunities

With our deep knowledge of the local market and innovative approach to real estate, the Rivas Group is well-equipped to help you find the perfect property and navigate the complexities of international real estate transactions. To get started on your South Florida real estate journey, contact us today.

