



✓ CHECKLIST PDF — 10 ESSENTIAL STEPS BEFORE YOU BUY

Pre-Closing Checklist for Property Purchase in Colombia

10 essential steps to prepare your budget and close your real estate purchase safely and confidently.

Check each box as you complete a step.

☐ Confirm the total property price and prepare a detailed estimate of all closing costs.

☐ Verify that the property title is clean and free of liens, mortgages, or encumbrances.

☐ Review the property and seller background, including potential asset-forfeiture risks.

☐ Obtain tax clearance and utilities payment certificates from the municipality.

☐ Hire a qualified attorney specialized in Colombian real-estate and property law.

☐ Order a professional property appraisal to validate the market price.

☐ Verify building permits and construction licenses if purchasing a new development.

☐ Confirm you have sufficient funds for the price, closing costs, and a contingency buffer.

☐ Have your attorney review the purchase agreement before you sign any document.

☐ Coordinate all bank transfers (including foreign currency) and confirm timing with your bank.