



**Hi my name is Renata Sá**

I am qualified lawyer both in Brazil and Portugal and my firm provides legal advice to clients investing in the above- mentioned countries.

- Brazil Property Lawyers is the UK's leading Brazilian Law Firm, providing independent and innovative legal solutions to individuals and businesses alike that are looking to invest in the emerging Brazilian Property Market.

Our team is composed of culturally diverse and dynamic lawyers possessing an unrivalled expertise of the Brazilian legal and economic scene who have collectively acted on a significant number of major international transactions in the Brazilian property market.

In the UK, our approach to clients is based on proximity, independence and trust.

For clients who are buying properties in Brazil, we provide comprehensive advice on all aspects of the conveyance procedure, check all documents, prepare a full Due Diligence Report, liaise with Local Land Registry, Notaries offices and Public Authorities' offices, where we will certify the authenticity and lawfulness of the certificates and licences on our report.

Our Report work scope consists of the Legal Analyses of the up to date documentation of the owner, the Land and the project to be developed.

The very first thing we check is the ownership of the land followed by the required permits for the project. If you want more than just a title search, which we strongly recommend, we would be pleased to prepare a full due diligence report for you on the land where the project is located.

We will determine the ownership for the last 20 years. This document evidences the chain of continuous ownership of the Real Estate and allows searches to be undertaken in relation to the burdens and any unseen burden PROPTER REM on the Land that may or may not affect your investment. We will also check the relevant local zoning ordinances.

In addition to the ownership search, we will conduct a visual inspection of the land to determine if the construction has already started, if the land is free of charge and if the boundaries of the land are clear and duly register at the Local Land Registry. This visual inspection is also important to give you additional peace of mind if you cannot be nearby to see the progress of the constructions.

New projects require a number of approvals and official government filings that must be observed by the developer. We will review a developer's Initial Environmental Examination (IEE) report on file with the Environment authority to make sure that it has been properly filed and approval has been granted. We will also review the construction permit granted by the municipality to make sure that it was legally issued and accurately reflects the developer's current plans.

In addition, we need to review local court records to determine if the seller is involved in any court cases. If other buyers have sued the seller this could raise a red flag and you may not want to deal with that seller. This would save you from making a bad decision.

Searches are also carried out to see the (in) existence of debts related to the land and to the legal owners. These documents are intended to confirm that the Owner is up to date with all taxation and fiscal matters at municipality, State and federal levels.



Finally, we will review and negotiate your contract to make sure your interests are well looked-after every step of the way.

Accordingly, I write to inform you that I have carried out all the above-mentioned works for the enterprise **Tambaba Country Club Resort** as I am the recommended independent lawyer for this project and I can confirm that there are no impediments or legal obstacles, which could interfere on the buyer's capacity of negotiating the land at TCCR. I have also conducted two visual inspections of the land to verify the progress of the construction and all seems to be moving smoothly.

For further information, please feel free to contact myself or simply visit our websites below:

[www.brazilpropertylawyers.com](http://www.brazilpropertylawyers.com) or [www.chamberintl.com](http://www.chamberintl.com);

Assuring you that you will be treated with the utmost care and professionalism you deserve, please contact us should you need any assistance.

**Brazil Property Lawyers Team**

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