

The Diaspora Property Safety Checklist

Ten checks to run before the money moves

Most costly diaspora mistakes are made quickly, under pressure. Print this, keep it close, and do not release funds until every box is ticked, ideally with the right professionals beside you.

- ☐ 1 **Confirm who you are dealing with.** Match the seller's ID to the registered title holder, and confirm their legal right to sell.
- ☐ 2 **Verify the title at the registry yourself.** Check the official record through your advocate, not the seller's photocopy.
- ☐ 3 **Check the land category.** Confirm the parcel can lawfully transfer to you, and beware land that cannot pass to an outside buyer.
- ☐ 4 **Search for encumbrances.** Look for caveats, mortgages, disputes, and unpaid land rent before you commit.
- ☐ 5 **Commission an independent valuation.** Never rely on the asking price; pay for your own qualified opinion of value.
- ☐ 6 **Verify boundaries and survey.** Match the current survey plan to what actually sits on the ground.
- ☐ 7 **Confirm zoning and permissions.** Make sure what you intend to build is allowed, including use and setbacks.
- ☐ 8 **Get the structure right.** Decide ownership and entity, and put a clear, limited power of attorney in place.
- ☐ 9 **Pay safely, on paper.** Use a written agreement and traceable payment channels, never untracked cash to a relative.
- ☐ 10 **Plan the exit early.** Understand tax, repatriation, and how your funds will lawfully leave before you buy.

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