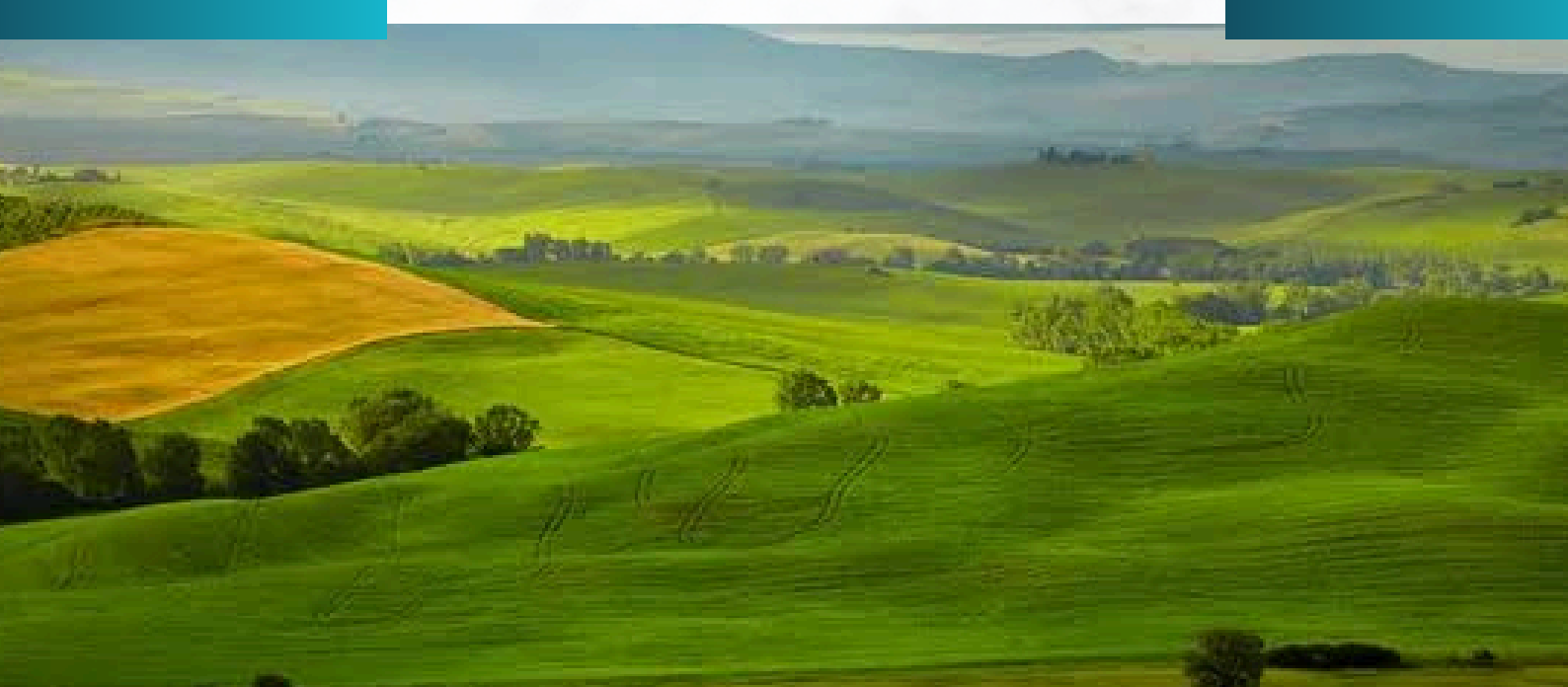


ESSENTIAL CHECKLIST FOR FIRST-TIME LAND BUYERS IN KENYA



BY ; DANADA DEVELOPERS

1. BUDGETING & FINANCING YOUR PURCHASE

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- Set your budget: Consider the cost of the land itself, along with additional expenses like taxes, legal fees, and surveyor costs.
- Explore financing options: If you don't have the full amount upfront, explore financing options such as loans, SACCOs, or even seller financing, if available.

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- Accessibility: Make sure the land is easily accessible via well-maintained roads and is close to key amenities such as schools, hospitals, and markets.
- Growth potential: Look for areas that are experiencing or projected to experience growth. Infrastructure developments, such as new roads or government projects, often signal a growing area.

2. RESEARCH & SELECT THE RIGHT LOCATION



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- Check the title deed: Ensure that the seller is the rightful owner by verifying the title deed at the Land Registry.
- No encumbrances: Make sure the land is free from any legal disputes, unpaid debts, or claims. This can be done by searching the land's history and legal standing.

3. VERIFY THE LEGAL STATUS OF THE LAND



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4. PHYSICAL VERIFICATION OF THE LAND

- Visit the site: Conduct a physical inspection to confirm the land's size, boundaries, and general condition. Consider hiring a professional surveyor to mark the boundaries if necessary.
- Utilities and infrastructure: Check if essential services like water, electricity, and roads are available or if additional investments are required.



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5. NEGOTIATION & DRAFTING THE SALE AGREEMENT

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- Negotiate the price: Do your research and ensure the price aligns with market trends for similar plots in the area.
- Legal review: Have a lawyer review the sale agreement to ensure all terms are fair and clear. The agreement should detail payment terms, deadlines, and any conditions attached to the sale.

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6. COMPLETING THE TRANSFER OF OWNERSHIP

- Pay stamp duty: Stamp duty is typically 4% of the land's value and must be paid to the Kenya Revenue Authority (KRA).
- Title deed transfer: Submit the sale agreement and necessary documents to the Lands Office to officially transfer the title deed to your name.

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7. CONSIDERATIONS FOR FUTURE RESALE

- Document storage: Safeguard your legal documents, including the title deed and sale receipts, as these will be crucial if you ever decide to sell or transfer the land.
- Market monitoring: Stay updated on the development of the area, as improvements in infrastructure or local amenities can increase the land's value over time.



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