

SBE Accreditation Policy

What Accreditation stands for

All the developments and properties shown on www.safebuyingabroad.com (the "Web-Site") have had a variety of checks undertaken on them by experienced property lawyers who are completely independent from any of the developers whose properties are shown on the Web-Site. Our aim with our accreditation process is three-fold: to show you only properties that have valid licences and planning permissions, to gather all the necessary legal documents (including the approved draft purchase contract) together in advance to speed up and reduce the cost of the conveyancing process by sending these documents direct to your legal representative, and to review and if necessary agree changes with the developer on the draft purchase contract so that the contract does not contain any abusive clauses. At the time of accreditation we also undertake solvency searches on the developer itself. If properties or developments do not meet our high standards, they are not permitted to be included on the Web-Site.

It is not possible for developers to buy their way on to the Web-Site. Each development or property is separately accredited by our team of lawyers – a blanket seal of approval or general accreditation is never given to the developer itself.

SBE Accreditation stands for the comfort of knowing that fundamental legal checks have already been carried out for your benefit by an independent body. This means that you do not waste your time and your money looking at properties that, after travelling to see them and possibly having signed a reservation agreement or putting down a deposit, you then find out that there is a fundamental problem with the property.

Although legal checks are a key part of our accreditation process, please note that Safe Buying Experience Limited ("SBE") is not a law firm and does not hold itself out to be one. SBE contracts law firms with expertise in property law in the relevant jurisdiction to undertake legal checks on the properties shown on the Web-Site. We do not operate a panel firm system whereby law firms pay a joining fee, but in order to maintain our high standards only law firms which meet our strict accreditation standards will be permitted to undertake legal checks on our behalf.

As part of our accreditation, all the developers whose properties are shown on this site have agreed to maintain a high standard of customer care and to adhere to a code of conduct, in order to better protect your interests and provide you with a safe buying experience.

Important Information regarding Accreditation

Please read the following information carefully. While we take great care to ensure that all the properties shown on the Web-Site meet our minimum legal standards, this is not intended, and should be inferred to be, a substitute for appointing legal representation for your property purchase. In keeping with best advice from respected lawyers and professionals, we would strongly recommend that you appoint a legal representative before entering into any contract. Law firms that we are happy to recommend and who have been through their own accreditation process with SBE to confirm, for example, that they have separate client and office accounts and professional indemnity insurance, can be found under "Partners" on the Web-Site. This list may include law firms that we use for the accreditation of the properties shown on the Web-Site. Although we have been careful in our selection of recommended Partners listed on the Web-Site, no responsibility is taken by SBE for the performance and standard of work of any such third parties should you choose to appoint them to carry our services on your behalf.

SBE Accreditation is recognition that minimum safe buying standards have been met. However, such accreditation is not meant to be, and no inference should be made, that a guarantee, undertaking or surety or whatever kind is given by SBE or its agents or partners as to the legality of any property listed on this Web-Site. It is your legal representative's responsibility alone to ensure that your chosen property complies with all necessary laws and regulations. You are referred to our Terms of Use where you consent and acknowledgement to the above disclaimer is deemed to be given before registering your details with us.