

Your Journey to Owning Property in Israel: A Step-by-Step Timeline



Embarking on the path to owning property in Israel is a significant and rewarding endeavor. At MISHKAN ISRAEL, we are committed to guiding you through each phase with expertise and personalized care. Below is a detailed timeline outlining the process:

WEEK 1 - Initial Consultation and Goal Setting

- **Define Objectives:** Clarify your purpose—be it personal residence, investment, or vacation property.
- **Budget Planning:** Assess your financial capacity, including available funds and financing options.
- **Engage Our Team:** Partner with MISHKAN ISRAEL to leverage our comprehensive services, including real estate expertise, legal counsel, and community integration support.

WEEK 2-4 - Property Search and Selection

- **Market Research:** Utilize our insights to explore neighborhoods that align with your lifestyle and investment goals.
- **Property Tours:** We arrange virtual or in-person viewings, providing detailed information on each property.
- **Shortlisting:** Narrow down options based on your preferences and our professional recommendations.

WEEK 5-6 - Due Diligence and Legal Review

- **Title Verification:** Our legal team ensures the property's title is clear and free from encumbrances.
- **Compliance Checks:** We confirm adherence to zoning laws and verify all necessary permits.
- **Property Inspection:** Conduct thorough assessments to identify any structural issues or required repairs.

WEEK 5-7 - Financing and Financial Planning

- **Mortgage Assistance:** We guide you through securing financing, exploring options available to non-residents.
- **Tax Consultation:** Our experts explain tax obligations, including Purchase Tax (Mas Rechisha) and ongoing property taxes.
- **Currency Management:** We advise on currency exchange considerations to optimize your investment.

WEEK 7-8 - Contract Negotiation and Signing



- **Drafting Agreements:** Our attorneys prepare the purchase contract, detailing terms, payment schedules, and contingencies.
- **Negotiation:** We represent your interests to secure favorable terms.
- **Execution:** Facilitate the signing process, ensuring all legal formalities are meticulously handled.

WEEK 8-9 - Payment and Tax Settlement



- **Fund Transfer:** Coordinate the transfer of funds in accordance with Israeli banking regulations and anti-money laundering laws.
- **Tax Payments:** Assist in calculating and remitting applicable taxes within the required timeframe.

WEEK 9-10 - Property Registration & Transfer of Ownership



- **Land Registry Filing:** Submit necessary documents to the Israel Land Registry (Tabu) to officially record your ownership.
- **Confirmation:** Obtain the deed confirming your legal ownership of the property, ensuring your rights are officially recorded and protected.

WEEK 10-12 & Beyond - Post-Purchase Support



- **Relocation Assistance:** Provide resources and support for your move, including logistics and settling-in services.
- **Community Connection:** Facilitate introductions to local communities, aligning with your cultural and social interests.
- **Ongoing Support:** Offer continuous assistance, addressing any property management or community-related needs.

