## Howtobuyinspain.com 's guide on how to rank different Spanish holiday homes

This is an example of Criteria to compare Spanish properties. Of course, adjust the criteria and weights according to your situation. We left blank lines intentionally if you want to add criteria. The current numbers are given as an example.

## How to fill this table? How to compare different Spanish holiday homes?

- 1. List criteria for the ideal Spanish holiday home with all the persons involved
- 2. Give a WEIGHT for each criterion between 1 and 10. (10= important, 1= not important)
- 3. Print a list for each person involved in the project
- 4. Visit the potential properties and each person involved give RATINGS between 1 and 10 for all the criteria. (10= criteria met perfectly, 1 = bad)
- 5. Compare the total scores for each property, rank them and compare them with the results of other persons involved in the project.
- Criteria WEIGHTS (1) are the same for all the properties while Criteria RATINGS (2) are specific for each property.

		Partner 1			Partner 2		
		Criteria WEIGHT (1)		Total= (1) x (2)	Criteria WEIGHT (1)		Total= (1) x (2)
Location criteria	Airport < 45 min by car	10	8	80			10th (1) A (2)
HTBIS	Is the weather as you want when you will go?	10	8	80			
	Beach < 10 min on foot	9	5	45			
	Restaurant < 20 min by car	7	8	56			
	Golf < 20 min by car	6	8	48			
	Recreational & family activities?	6	6	36			
	Nice Neighbourhood ?	5	6	30			
	Is the cost of life of the city fitting with your desires?	5	8	40			
	Transport < 20 min on foot	3	7	21			
	Shopping < 15 min on foot	3	5	15			
	Green areas?	3	8	24			
	Sport < 20 min by car	2	5	10			
	Proximity to Hospital & care facilities	2	5	10			
	Proximity to mospital & care facilities	_	3	10			
Tatal I a antiam Omitamia	Max	740	670/	475			
Total Location Criteria			67%				
Property Criteria	Personal feeling	10	8	80			
	# of sleeping rooms & bathrooms	8	5	40			
	Outdoor Spaces: Garden, Terrace,	8	8	64			
	Size of property > 120 m²	7	8	56			
	Swimming pool (size,)	7	9	63			
	Quality of construction / Layout of the property	7	6	42			
	Property price aggressive vs market	7	9	63			
	May I rent my property short term?	6	10	60			
	Yearly maintenance costs	6	6	36			
	Yearly taxes	6	6	36			
	Natural light	5	8	40			
HTBIS	Eco friendly? Insulation, Solar panels, Water	4	3	12			
	Garage / parking space	3	9	27			
	Property average maintenance time /week	3	8	24			
	Security: fence and/or entrance gate	3	1	3			
	Size of Sleeping rooms	3	6	18			
	size of Kitchen > 15m²	2	7	14			
	Lift	0	1	0			
If Villa	Size of plot > 2000 m <sup>2</sup>	0	0	0			
	Orientation of the plot						
HTBIS							
If Apartment building	Community spaces: pool, garden, terrace	8	8	64			
	Othe Services: Concierge, Fitness, Office desks	8	7	56			
	Yearly community costs are reasonnable						
HTBIS							
HOW TO BUY IN SPAIN.COM							
If Resale	Renovation costs ?	0	0	0			
	How old is the property? + Risks / Costs?						
	Are some equipment outdated? + investment?						
HTBIS	Do you know a team for the renovation?						
HTBIS	Reputation of the builder / Other projects checked?	8	8	64			
		8		80			
	Possibility to personalize to my taste	7	9	63			
	Bank warranty	7	9	63			
	Advanced technologies, fire alarm, security	6	8	48			
	Delivery date	3	10	30			
	Payment schedule	3	8	24			
	Detailed plans for the property	3	10	30			
	Community spaces finishes	3	9	27			
Total Property Criteria		1590	77%	1227			
Total Location Criteria	Max		67%	475			
TOTAL RATING				1702			
IOIAL KAIING	Max	2300	74%	1702			

## Howtobuyinspain.com 's 5 easy steps to start your Spanish holiday home search

Step 1 (optional) Hire a local property hunter from our network to save money and time and make the process smooth

Step 2 Hire a local <u>Spanish property lawyer</u> speaking your language from our network.

Step 3 Define your budget: How much own funds available? Should be at least 45% of the property value, ideally 70%.

 Step 4
 Define the property use: Second home, first home, home to retire in Spain, investment property

 Step 5
 List your criteria for your ideal property: location criteria & property criteria (see above)

Want to read more? Our ultimate 2021 guide to buying your property in Spain

