

WHY INVEST?

Third Largest Barrier Reef in the World
70 Minutes Southeast of Miami by Air
Year-Round Sunshine & Trade Winds
Any Nationality May Purchase & Hold Title
British Overseas Territory
Eco-Tours & Endless Water Sports
World-Class Spas
History of Resilience Against Hurricanes
Vibrant Economy
Freehold Title: No Title Insurance Required
Golfing, Horseback Riding, Fishing
Great Infrastructure & Modern Amenities
No Capital Gains Tax
No Income Tax, No Inheritance Tax
No Property Tax
Pristine Beaches & Stunning Water Colors
Real Estate Titles Guaranteed by the Crown
State-of-the-Art Telecommunications
Title Can Be Held by a Local Company/Trust
User-Fee, Consumption-Based Economy



www.GraceBayRealty.com

OUR MISSION

In keeping with our Triple Bottom Line concept Grace Bay Realty embraces every opportunity to assist you integrate comfortably into our Community.

We are advocates for community togetherness and the “Pay it Forward” philosophy.

Forbes Global Properties, Leading Real Estate Companies of the World and Luxury Portfolio International makes up the network of professionals around the world that supports our team’s success.

CONTACT US

Visit us and experience our warm island hospitality and professional services at:

104 Regent Street, Grace Bay
Providenciales, Turks and Caicos
Islands

TCI: 649.941.4105 • **USA:** 602.324.9400

Cell/WhatsApp: 649.241.8880

E-mail: Sales@GraceBayRealty.com

MY TEAM:

Agent: _____
Attorney: _____
Architect: _____
Builder: _____
Designer: _____
Other: _____

Turks and Caicos

REAL ESTATE BUYER’S GUIDE

Why Invest?

Buying Process

Stamp Duty Rates

Due Diligence Required



GRACE BAY REALTY

Forbes
GLOBAL PROPERTIES

Leading REAL ESTATE
COMPANIES
OF THE WORLD

TCREA

LP LUXURY
PORTFOLIO
INTERNATIONAL

BUYING PROCESS

Visit Grace Bay Realty to discuss your investment and lifestyle requirements, view all properties to determine best value.

Make an offer! Once your offer is accepted, meet with a local attorney. You will pay a 10% earnest deposit. You might also pay 10% of that as a reservation deposit to hold the property.

Once the deposit is with your attorney, the seller's attorney will prepare a formal sale and purchase agreement that you and the seller will sign.

At this point the deposit is given to the seller's attorney to hold. The balance of funds is transferred to the island and is placed in escrow until the date of completion.

On the completion date, your attorney will give the seller's attorney the balance of funds in exchange for a transfer from by the seller.

The seller's attorney holds the funds until your attorney registers the transfer from with the Land Registry, showing you as the new owner.

The seller typically pays the commission and each party pays their legal fees. Within 30 days, your attorney will pay the stamp duty.

STAMP DUTY RATES

Providenciales

Parrot Cay

Pine Cay

Ambergris Cay

West Caicos

Between \$25k & \$250k = 6.5%

Between \$250k & \$500k = 8%

Over \$500k = 10%

Grand Turk

Salt Cay

North Caicos

Middle Caicos

South Caicos

Between \$25k & \$100k = 5%

Over \$100k = 6.5%

PLEASE NOTE

Stamp Duty is paid on the purchase amount less the chattels.

DUE DILIGENCE

A notarized copy of the picture page of your passport.

A notarized copy of your driver's licence.

A reference letter from your bank or other financial institution addressed to (Grace Bay Realty or your TCI attorney), Providenciales, Turks and Caicos Islands indicating how long such financial institution has been providing banking services to you, that the banking relationship has been satisfactory and that the financial institution has no reason not to recommend you as a person with whom to do business (or words to that effect - sometimes the banks are fussy about what they will and will not say).

A reference letter from a professional (lawyer, accountant, doctor, etc.) addressed to Grace Bay Realty or your TCI attorney) Providenciales, Turks and Caicos Islands indicating how long such professional person has known you, the connection between you, that such professional person considers you to be respectable and trustworthy, and recommends you as a person with whom to do business (or words to that effect).

A copy of a bank statement, credit card statement or household bill, no older than three months.