



AMV INTERNATIONAL REALTY SL

Checklist: Nota Simple – Official Land Registry Extract (Spain)

AMV INTERNATIONAL REALTY · Fuerteventura

Structured verification points for international buyers

The *Nota Simple* is an official extract from the Spanish Land Registry (*Registro de la Propiedad*).

It confirms ownership, encumbrances, legal claims and the current legal status of a property.

This checklist provides a structured orientation for buyers seeking a legally secure purchase decision.

AMV INTERNATIONAL REALTY S.L.

C/ Valle Llano del Perro 4 - 35649 Caldereta (La Oliva) – Fuerteventura – Las Palmas – Spain

Office: +34 828 900 571 · Mobile: +34 639 115 951

E-Mail: info@amv-immo.net

CIF: B1639324141



CHECKLIST

1. Ownership

- Registered owner matches the seller
- No discrepancies in names or identification data
- No shared, unclear or disputed ownership

2. Encumbrances

- No active mortgages
- No outstanding loans or charges
- No registered financial burdens

3. Embargos & Legal Claims

- No court orders
- No ongoing legal disputes
- No administrative sanctions or seizures

4. Property Description

- Size, boundaries and location match reality
- Correct usage classification
- No inconsistencies with the Catastro (Cadastral Register)

5. Rights & Restrictions

- No rights of way limiting use
- No easements affecting access
- No urban planning restrictions or limitations

6. Legal Consistency

- Document is up to date
- No contradictory entries
- All data is coherent and verifiable

7. Recommendation

- Proceed only after full verification
- Always combine with the Catastro Extract
- Always combine with a full Due Diligence Review

DISCLAIMER

This checklist is for general orientation only and does not replace legal, tax or notarial advice. All information is provided without guarantee. For legal verification, we recommend consulting an independent lawyer or notary.

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