

# WHAT INFORMATION TO KNOW BEFORE BUYING REAL ESTATE TO AVOID RISKS?

INFORMATION NEEDS TO BE CHECKED	DETAILED CONTENTS	WHERE TO FIND?
 <p><b>Certificate</b></p>	<ul style="list-style-type: none"> <li>○ Has the certificate been issued yet?</li> <li>○ <b>Owner's information.</b> (individual / household / common property / joint inheritance)</li> <li>○ <b>Pledge, mortgage status.</b></li> <li>○ <b>Land use term.</b></li> </ul>	<ul style="list-style-type: none"> <li>○ Through the seller.</li> <li>○ The contents specified on the certificate.</li> <li>○ The state agencies granting the certificate.</li> </ul>
 <p><b>Is the real estate located in any planning?</b></p>	<ul style="list-style-type: none"> <li>○ Is the real estate located in any planning?</li> </ul>	<ul style="list-style-type: none"> <li>○ District-level People's Committee.</li> <li>○ Electronic portal of the People's Committee.</li> <li>○ Land Registry Office.</li> </ul>
 <p><b>Dispute status</b></p>	<ul style="list-style-type: none"> <li>○ Is the real estate involved in any disputes?</li> </ul>	<ul style="list-style-type: none"> <li>○ Cadastral cadres.</li> <li>○ Judicial cadres in communes, wards.</li> <li>○ Land Registry Office.</li> <li>○ Surrounding households.</li> </ul>
 <p><b>Current conditions</b></p>	<p>Compare the status of the real estate with the map, area recorded on the certificate.</p> <ul style="list-style-type: none"> <li>○ If there is a difference, the reason should be clearly understood.</li> </ul>	<ul style="list-style-type: none"> <li>○ Through a comparison of the current status with that stated on the certificate.</li> </ul>
 <p><b>Has the real estate been distrainted to secure judgment enforcement?</b></p>	<ul style="list-style-type: none"> <li>○ Has the real estate been distrainted to secure judgment enforcement?</li> </ul>	<ul style="list-style-type: none"> <li>○ Via the website of General Department of Judgment Enforcement</li> </ul>

