



DAVIES ABOGADOS

solicitors/barristers

THE LEGAL CORNER:

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Abogado.

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Q. I am about to purchase a property and the estate agent is very insistent that I use a particular solicitor. Is this O.K. ?

A. No.

We do not recommend using a solicitor suggested by the estate agent.

Good ways to choose a solicitor

- Ask other people that have purchased a property in the area.
- Ask the British Consulate in Malaga to let you have their list of English speaking solicitors.
- If you have already opened a bank account in Spain, ask your bank manager for a recommendation.
- Choose a solicitor who has been in the area for a long time.
- Make sure you are indeed dealing with a solicitor and not a translator who is offering legal advice for which he or she will not be qualified. You need to see the word abogado under their name , and their law society number needs to be available.



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- You can check if a person is a solicitor by visiting the Almeria Law Society website www.icaalmeria.com
- If you have the possibility meet the solicitor before you hire him.
- Make sure the solicitor will be right person not just for dealing with your conveyance needs but if possible you future needs regarding wills, inheritance etc

Bad way to choose a solicitor:

- To depend on the recommendation of the estate agent or builder. This is not a good idea because good solicitors often have to say no to a purchase and this could be more difficult for a solicitor who is very dependent on the referrals of a particular agent. An estate agent and a buyers solicitor have a clear conflict of interest so it is very important to not use a solicitor dependent on the estate agent for referrals. This is particularly important in times of crisis as more than ever agents need to make the sale and some solicitors need the referrals. Some solicitors even pay for these referrals.
- To not dedicate time and effort to this important decision. Not all solicitors offer the same service.

At Davies Abogados we pride ourselves on being 100% independent. This has had it's cost , but we are convinced it is the only way .

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