



protecting property investments
overseas



The international property law firm



“I am a qualified and practising Chartered Surveyor in the United Kingdom. I embarked upon a purchase of an investment property in Cape Verde. The development completed, however the unit I was buying had major changes in terms of layout and position which was totally contrary to the original plan.

I got in touch with Judicare who assisted me in obtaining a return of my invested funds related to the unit that I had purchased from plan. It is difficult enough to resolve problems in the UK; however it is even more difficult when you are dealing with a legal system in a country such as Cape Verde.

The Judicare team guided me through the whole process and provided me with a first class service. I would recommend their service to anyone who is experiencing similar problems in a foreign country.”

George Robinson - BSc, MRICS, MARLA

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who are Judicare?

Judicare are a leading international property law firm providing clients with specialist legal advice related to investments in property and land overseas.

In addition to assisting clients recover their money when things regrettably go wrong we can also help clients do things correctly in the first place. We provide legal guidance to safely buy property abroad as well as advising on issues such as the drafting of foreign Wills and Inheritance. With vast experience of timeshare we can help to cancel purchase contracts and assist with increasing maintenance costs.

We understand that our clients want the confidence of knowing their affairs are being looked after by a law firm with a personal interest in their story, who understand and have extensive experience in the issues facing them in a foreign jurisdiction.

With our legal headquarters in the UK and international expertise worldwide, our outlook is broad, catering for a variety of property investment problems effectively and efficiently.



“ Since Judicare cancelled the timeshare contracts for me the problem has gone away. I no longer receive calls from these companies and am no longer pressured to pay the huge maintenance fee requests that I was receiving. Judicare was the best thing to happen to me in this whole timeshare saga.”

Juliet Abbott



Judicare deals exclusively with overseas legal issues, particularly in relation to property. We can help people buying property overseas to do this safely in a very different legal system than they are generally familiar with.

The legal systems abroad are often very different to those in the UK and as a result the process of buying can be very different. You need a legal team who can guide you through the process of buying and explain to you how things work, whether it is an off plan property for investment or a resale property for lifestyle.

Buying a property abroad can be just as safe as buying in the UK, providing you take independent professional advice.

foreign wills, inheritance and taxation

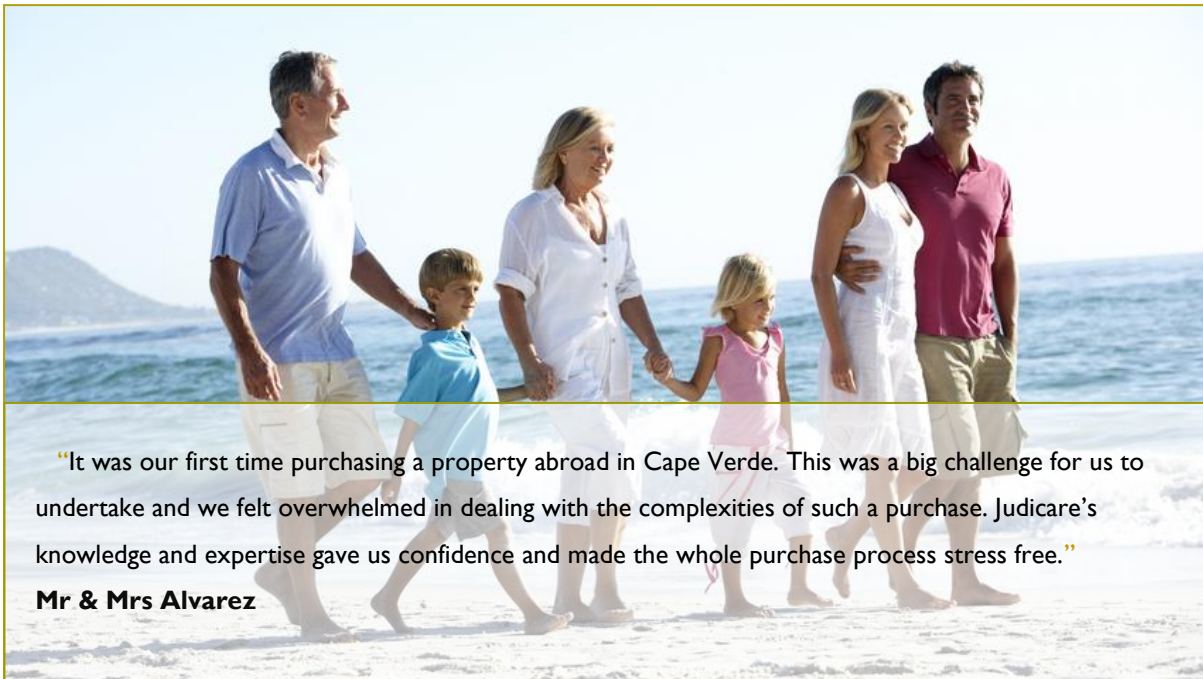
Making a Will allows the right people to inherit from you but also allows you to take advantage of legal tax planning to minimise the amount that your beneficiaries have to pay as inheritance tax when you die.

You can have a UK Will for your UK assets and a separate Foreign Will for assets abroad

A Will can also make sure that your beneficiaries have an easier (and more cost effective) time when dealing with your inheritance. Inheritances of assets abroad can be complicated, particularly if there is no Will made in the country where the asset lies.

Inheritances in other countries work in a very different way to the procedures in the UK. The legal system is different. The process is different. The tax system is different. Even the people involved are often different.

It makes sense to understand how the inheritance system works in the country where you have assets so that you can plan for it with your foreign Will.



“It was our first time purchasing a property abroad in Cape Verde. This was a big challenge for us to undertake and we felt overwhelmed in dealing with the complexities of such a purchase. Judicare’s knowledge and expertise gave us confidence and made the whole purchase process stress free.”

Mr & Mrs Alvarez

what if it goes wrong?

Encountering problems when buying or owning a property abroad can be an extremely stressful experience.

Whatever problem you encounter, our international legal team will be able to offer you advice on the correct steps to take to help resolve your situation.

We provide a comprehensive service that will cover every aspect of your case, from initial consultation through to conclusion - and appeal should that prove necessary.

With a long and proven track record of successfully recovering client's funds via international courts or through negotiated settlements we are able to represent both individual claimants and larger groups of investors.

“ We purchased a Property In Cyprus. A dream that soon became a nightmare. I can honestly say that without Judicare’s commitment to us as clients, their professional, honest and empathetic approach, together with their legal knowledge I am not sure things would have been as smooth and successful as they have proved to be.”

Steve Hallahan



so what happens next?

Taking advantage of Judicare's FREE viability report* on your situation means we can assess the strength of your case for you free of charge.

If, after receiving the initial report, you decide to take legal proceedings then Judicare will deal with everything for you, keeping you fully informed of all progress along the way.

Once we have carried out our initial viability report you will have a clearer picture of the options open to you and the costs associated with pursuing a legal challenge.

If you decide to take legal action then we will immediately prepare your legal case for you. As we will have already looked into your case in some detail the whole process will be accelerated.

Should a Power of Attorney be required for your legal case abroad everything will be taken care of by Judicare, maintaining the momentum of the case and keeping the experience as stress free as possible.



* There are several jurisdictions where the initial viability report/free initial assessment will carry a fee. This is a commercial decision taken by our Legal Partners in those jurisdictions and is with regret beyond our control. The jurisdictions are as follows - Cyprus, UAE, & Brazil.

who will deal with my case for me?

With little knowledge of the legal systems abroad it can be a daunting task to address a purchase or potential dispute overseas and in some instances even to trust a foreign law firm to pursue matters on your behalf.

In addition, language barriers are often difficult obstacles to overcome, particularly when you are desperate for updates and progress reports. Once you have instructed Judicare we will deal with everything for you.

Dealing directly with a UK based law firm who can provide regular reports can be a real comfort in what can often be an extremely traumatic period.

We work with our Lawyers on the ground in the country of dispute to pursue your case to its conclusion providing regular updates through your UK case manager.



“Throughout the sale of our Spanish house, the service provided by Judicare was first class. They are knowledgeable, extremely professional and nothing was ever too much trouble. After a couple of false starts, prior to engaging Judicare, it was a pleasure to work with professionals who made the sales process appear effortless.”

Karen Stanbridge

our areas of expertise

Judicare can assist with a wide range of different aspects of overseas legal issues:

- **Purchase or sale of property**
- **Foreign Wills / Probate**
- **Citizenship by investment schemes**
- **Due Diligence reports**
- **Late or non-delivery of property**
- **Planning disputes / No licenses or permissions to build**
- **Land grab issues**
- **Developers no longer trading**
- **Fraud and Cross Border disputes**
- **Previous attempts to recover money which have failed**
- **Swiss Franc Mortgage issues**

Judicare can help guide you through everything and potentially open up options you may not have previously considered or been aware of. We have lawyers to assist with every situation in whichever country the case relates to, fluent in the language and experienced in the nuances of both property law and the legal system of that country.

We provide a comprehensive service that covers every aspect of a case, from initial consultation through to conclusion.

so how much does it cost?



Driven by the needs of investors Judicare has developed a transparent client-focused process. Because of our collective expertise in overseas legal work, we are able to deliver a sector-leading fee structure:

1. FREE Case Viability Assessment* - for investment recovery cases

We can often provide a Viability Assessment at no charge at all and with no obligations or strings attached. It gives both our legal team and clients the chance to assess the strength of a case, the best course of action to pursue, and the likely costs and timescales involved with any formal legal challenge.

2. Fee transparency

The legal costs of taking a case forward are reviewed on a case-by-case basis. For property purchases we have a fixed fee dependent on the country of purchase however costs for litigation would involve a more comprehensive fixed fee schedule with payments linked to the progress of the case throughout the litigation process.

All fees and payment arrangements will be agreed with you before any legal work is undertaken on your behalf and you will, therefore, not be charged any hidden costs or extras at any stage.

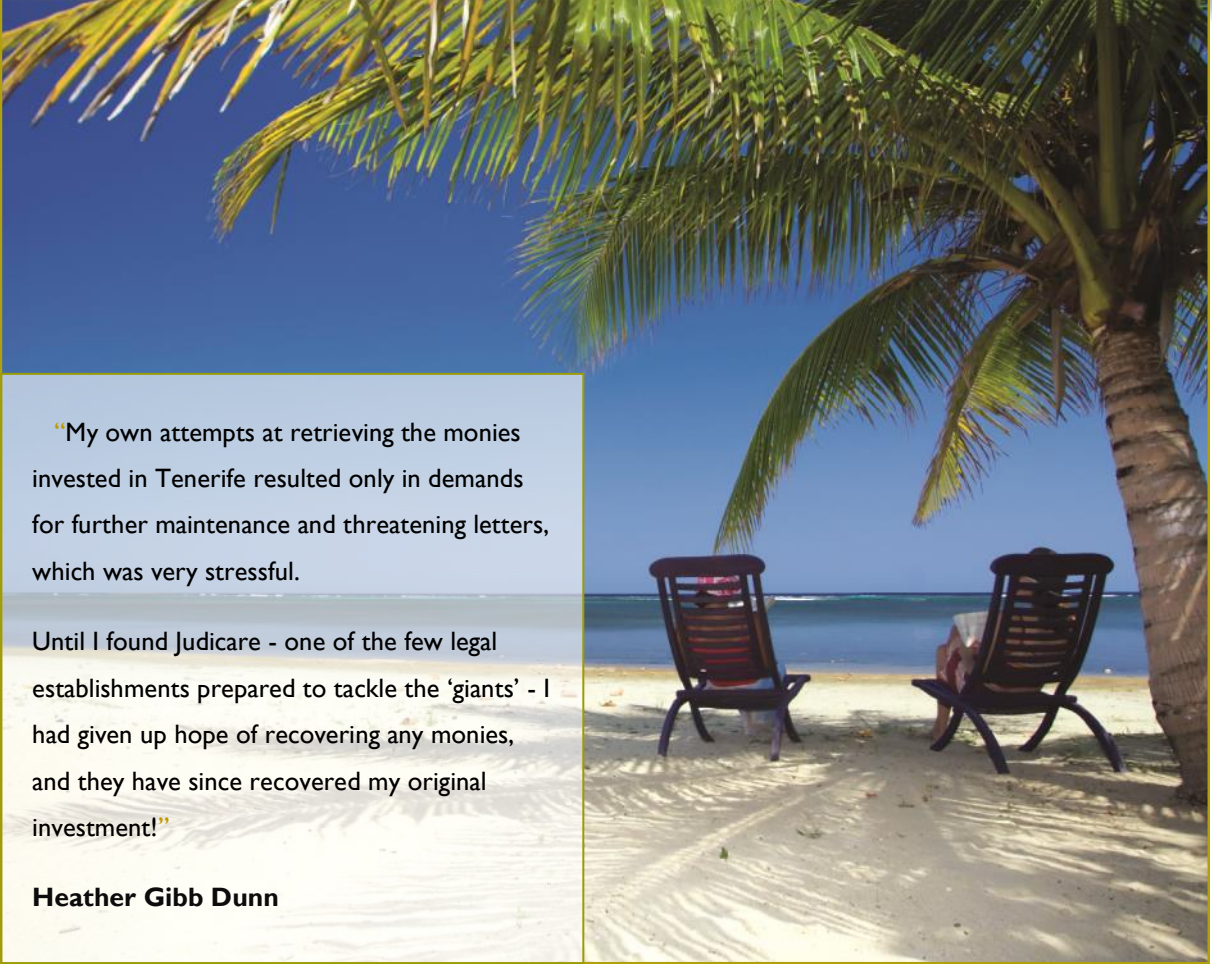
And should we successfully recover your funds via litigation we would typically charge a fee equal to 10% of the principal amount being claimed.

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Contacts

A member of the Judicare Team can be contacted either by phone, email or post.

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“My own attempts at retrieving the monies invested in Tenerife resulted only in demands for further maintenance and threatening letters, which was very stressful.

Until I found Judicare - one of the few legal establishments prepared to tackle the ‘giants’ - I had given up hope of recovering any monies, and they have since recovered my original investment!”

Heather Gibb Dunn

www.judicaregroup.com

Associate Offices

Brazil Cape Verde Cyprus Dominican Republic Greece Italy Morocco Portugal Spain Turkey UAE

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