

## How much is the conveyancing likely to cost?

This depends on the circumstances. Generally speaking, hourly rates of Romanian lawyers are lower than those of solicitors in the UK practicing in similar circumstances, but it will be apparent from the foregoing answers that the conveyancing system in Romania is rather less certain in many respects than that in the UK and that more work needs to be done than would be the case in the UK to ensure that the purchaser gets a clean title. You should also take into account that your lawyer will probably need to spend more time in ensuring that you are fully aware of the situation in view of the likely language barriers. Cutting corners on legal work is risky, but it may be worth considering where there is a risk of losing a deal and investment in a number of properties results in the risk being spread. However and generally speaking, it is worth remembering that you can only lose your money once. One practical solution may be to agree an estimated budget for the conveyancing and to use this in selecting the property which is of interest to you. The acquisition cost of property includes both the purchase price and the conveyancing cost and some ostensibly cheap properties may have complicated title problems which it will take a good deal of time, effort and money to sort out. There are a number of places where there appears to be prime development land which is however standing unused &ndash; there is usually a good reason for this. The price of Romanian property may well appear inexpensive compared to property in the UK, but it is worth remembering that there is a market price here and that apparent bargains may not actually prove to be so on closer investigation.