



CROBECO II

The NETPRO Contract

“A service user’s perspective”
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HOW DOES IT ALL START?

Seller and Buyer in the UK

Parties elect their national law / Contract

English Notary formalises the transaction

Netpro is the “enabling tool”.



Progress Review

- ▶ Secure electronic access target Land Registries
- ▶ Repository of bilingual contractual clauses
- ▶ Development of secure Netpro portal
- ▶ Local assistance for conveyancing Notary
- ▶ Electronic contract



What is the Netpro contract?

- ▶ Agreement Conveyancer / Support Provider
- ▶ Principal – Agent relation formalised
- ▶ Defined terms and conditions
- ▶ Choice of applicable law / contractual relation
- ▶ Art 3 Rome I Regulation (EC/593/2008)



How does it work?

1. Portal – Selection of target country
2. Selection of region for required assistance
3. Select service provider in that region
4. Complete online contract instructions
5. Electronic submission of assistance request



How does it work?

6. Upload information and copy docs
7. Services provider sends quotation
8. Acceptance of quotation / formalises agreement.
9. Funds on account may be required
10. All funds made to provider's nominated account



How long does it take?

- ▶ Services provider has 15 calendar days.

Temporary Exclusivity

Non- acceptance

Failure to respond



Professional Standards

- ▶ The General Council of Administrative Agents Associations
- ▶ The Notary / Conveyancer Rules of Professional conduct.



What services can be contracted?

▶ **PRE- CONTRACT:**

Land Registry Title Information

Cadastral registry information

Environmental & Planning Enquiries

Habitation Certificates

Tax ID (NIE)

Translations / explanations



What services can be contracted?

▶ **POST COMPLETION:**

Legal notifications

Payment of stamp duty and purchase/ sale taxes

Registration of title / land registry

Secure return of documentation.



Other considerations

- ▶ Who is responsible for what?
- ▶ Insurance cover.
- ▶ Limitations on liability.



Conclusion

- ▶ Future improvements ?
- ▶ Multilateral cross – border transactions?
- ▶ Thank You !

