

# Purchase and Rental Information

## Contacts to Buy or Rent before Sale

**Email:** [fincacermeno@gmail.com](mailto:fincacermeno@gmail.com)

**WhatsApp:** 1-507-6345-1910 (Eight digits for Panama cell phones)

No direct calls, please. Send text or recorded messages in Spanish or English. Thanks.

## Rental Details

Prices and times available via "Buy / Rent" on home page of website [fincacermeno.com](http://fincacermeno.com)

Minimum one-week notice to reserve pool and three-day notice to cancel reservation

Deposit of 25% required if party unknown to property manager

## Legal Details / Purchase Details

### Legal Details

**Town / Sector:** Cermeño

**District:** Capira

**Province:** Panamá, as recorded, but Panamá West since 2015.

**Location Code:** 8204

**Public Registry No.:** 37621 (F)

**Postal Code:** 1007

**Last Entry:** 14 January 2015

## Purchase Details

- Negotiable finder's fee or commission
- Direct dealing with owner preferred
- Company (Monticello Holdings, Inc.) also for sale
- Lawyer available, experienced with real estate transfers, representing buyer, seller or both
- Sold with gas stove / oven, refrigerator, washer, dryer, some curtains / shades
- Available semi-furnished or without furniture
- Documents available to qualified buyers
  - Recent ICAPSA appraisal (Informally translated)
  - Floor plan (Informally sketched)
- Documents available to buyer
  - List of local experts, handymen, cleaners
  - Operational diagrams, instructions for water / electricity / pool systems
  - Instructions to operate and repair tools, machines (if conveyed with property)