

## **OUR SERVICES**

LRC Company handles all aspects related to Realty wealth services in Lebanon, from A to Z, for resident, emigrant and investor clients. The services we provide include:

### **A. Buying, Selling and Marketing Real Estate:**

The real estate marketing and selling process that L.R.C Company follows, includes: preparing sales listings, presenting offers and directing the potential buyer to the desired property to seal the deal, as it extends to include a buying and marketing procedure that goes through the following:

#### **1: The thorough study:**

The Legal and Engineering departments at LRC Company study the legal and financial statuses of any property up for sale before marketing it to make sure that the requirements of the client match the specifications and conditions of the property. Providing all required legal documents after personal survey of the property to give a clear concrete description of the realty to the potential buyer and assist in identifying the potential purchasing goal.

#### **2: The offer and marketing campaign:**

The estate is priced and presented to potential buyers with clear details and concrete description then marketed through modern channels including social media networks and available professional platforms to make it accessible to potential buyers/investors.

### **3: The Preliminary agreement:**

The Legal department drafts and prepares the preliminary contracts to ensure that the legal relationship between both parties of the contract is documented in accordance with the specific laws that should be enforced in order to safeguard the mutual interests of the buyer and the seller.

### **4: Closing the deal:**

The company, through its legal department, follows up on the progress of the deal up until its final concluding stages. It oversees the signing of the contract between the two parties before the designated official departments to ensure the legality of the process.

### **5: Follow up on registration procedures:**

The company follows up on the execution of the contracts before the concerned official departments and the Land/Property Registry or Cadaster, through employees that are hired for that purpose, up until the title deeds are delivered to the buyer.

**In fact, the same stages are also carried out for the account of any potential buyer interested in purchasing a real estate with certain specifications.**

**B. Real Estate Development and Investment:**

The Company consists of a group of specialists, engineers and experts who undertake the necessary studies for the possibility of developing the real estate taking into consideration the possibility of enhanced investment by its owner. The team makes adequate studies of the economic viability and the feasibility of investing the property for industrial, commercial, touristic or residential purposes.

**C. Lease and rent:**

The Company seeks, through its experts, to find specialized companies or individuals to make use of real properties put up for rent, in every possible way, and in accordance with the appropriate conditions for the contracting parties (the lessor and the lessee and/or the investor). Moreover, the Company draws up contracts guaranteeing the rights of each of the two parties and seeks to meet the desires of the lessee or the investor by finding the right lessor, as well as the desire of the lessor by finding the appropriate occupant for his/her rented property.

**D. Licenses:**

The Company's engineers are ready to draw up all designs and maps required for any project intended to be constructed on any real property, or for the need to renovate any existing construction on real property. They also carry out all procedures to obtain licenses from its references (civil organization – municipality – Syndicate of Engineers and others) including settling construction breaches and obtaining housing and work licenses.

The Company's lawyers and experts shall also be ready to follow up on the necessary procedures to obtain work licenses for any

touristic, industrial or commercial projects from all relevant ministries and departments.

**E. Implementation of projects:**

Through its engineers, specialists and contractors, the Company implements any construction project in the best interest of the owner and supervises the execution, starting from excavation until the completion of the work and delivery with all legal and administrative procedures related to the project in front of all relevant departments and references.

**F. Acts requisite to survey, annexation and parceling out:**

The company covers all types of work requisite to the survey and demarcation of any property, through its survey experts, and follows-up on the procedures with regard to obtaining decisions, annexation, parceling out permits and certificates of conformity from the Urban Planning Departments.

The company engages, via its engineers and contractors, in constructing, paving and asphaltting roads marked in the parceling out process, as well as providing infrastructure and fixtures deemed necessary in this regard.

The Legal Department of the company lays down special systems designed for big parceling out projects that are viewed by their owners as integral tent projects with special features aiming at conserving the integrity of the geometric shapes or implementing specific construction terms and conditions within the project. In addition to providing shared services and common expenses to the project and binding rightful claimants to their provisions.

#### **G. Building Registration and Parceling out:**

The Company carries out the settlement procedures of construction breaches before Urban Planning Departments and municipalities. Furthermore, it obtains housing permits, carries out the registration and parceling of existing constructions or to be built on any real estate for industrial, tourism, commercial or residential project.

As our Team would lay down the joint ownership management regulations, and follows up the implementation of transactions before all competent departments (financial, municipal, land registry secretariat, cadastral survey among others).

#### **H. Joint Ownership Management:**

The company carries out the joint ownership management of buildings and touristic, commercial and industrial projects.

Furthermore, it lays down grounds for the distribution of expenses with the aim of improving their collection and mitigating problems faced by the proprietors' assembly.

#### **I. Appraisal and Partition:**

Upon request, the Expertise and Appraisal Department of the company undertakes studies and draws up reports to determine the current prices of real properties, with the aim of carrying out an equitable and amicable partition between heirs and/or joint owners.

Upon the owner's will, the Company shall follow the distribution of his properties among his beneficiaries.

**J. Release and Settlement of a Succession:**

The company aims, at the request of any emigrant, to seek any property that has been left to him/her as inheritance by an emigrant grandfather or relative. The company would then prepare a detailed report on where the property is/exists, its surface area or size, its inclusions, its regional easements, the price per meter square in that region (or common price/meter square), advice on what it best serves as (or how the property can be invested in or used) and its current legal and financial situations/statuses.

The company shall release and settle the successions of deceased residents and immigrants, whether by inheritance or bequest, and shall seek through its attorneys-at-law to obtain devolution of succession decisions, to grant exequatur to decisions issued abroad and to follow up the will execution procedures before the concerned Execution Departments. The company shall also follow up the procedures of appraisal, settlement and payment of the devolution of succession fees, as well as the completion of the transactions before the competent departments up to receiving title deeds.

**K. Loans and Mortgages:**

The commission price manipulation resulted in a significant imbalance between the interests of the seller and buyer as well as the interests of the creditor and debtor thus rendering the latter unable to settle his/her debts and fulfilling his/her obligations contracted in a hard currency, and rendering the creditor incapable of pursuing his/her investment activities. Such acts triggered the fear that banks might deprive the debtors of their own properties.

The Legal Department of the company shall work towards the settlement of disputes regarding the payment of indebtedness in conformity with the applicable laws in an effort to maintain the balance and protect the real estate and the common interests of both parties.

**L. Establishment and Registration of Companies:**

With the assistance of its attorneys-at-law and experts, the company shall engage in the incorporation and registration of commercial, civil establishments or companies of all kind, after laying down the studies and consultations necessary for the legal form and type of the said company consistent with the investor's needs.

The company shall also follow up the registration procedures at the Commercial Register Secretariat, financial departments and, obtain the financial and fiscal number, commencement of work permits and electronic keys to use the electronic fiscal system. Likewise, it shall keep pace with the company's business activities via its experts upon request, including drawing up free management and exploitation contracts for commercial establishments.

**M. Protection of Intellectual Property, Copyright and Distinguishing Marks:**

The company shall provide, through its Legal Department, protection for any production means, patent, intellectual property, copyright or distinguishing mark, at the Ministry of Economy and all other concerned authorities in Lebanon, and shall seek their renewal whenever deemed necessary.

**N. Taxes and Fees:**

The company's experts are set to settle and disburse taxes or fees owed by companies or individuals or imposed on any property. This service includes objecting to fines, working out a settlement, paying the fines and the execution of any transaction related thereto before all concerned authorities, including financial departments, municipalities and the National Social Security Fund.

**O. Consultations and Studies:**

LRC Company is all set via its attorneys-at-law and experts to provide any consultation service, whether legal, engineering, economic or financial, regarding any real estate and/or the fixtures developed on it, as well as the economic feasibility of its exploitation at the industrial, commercial, touristic or residential levels.

**P. Disputes, Lawsuits and Arbitration:**

The company shall put at your service a group of prominent attorneys-at-law and experts in real estate, finance, civil, penal and administrative fields, who are eager to follow up all kinds of disputes regarding any real estate and/or projects developed on it. Whether real estate, financial, penal or administrative lawsuits, we can find the appropriate solutions to them, to strike off or record any restrictions on the page of the land register through judicial proceedings or arbitration.



**Q. Representation or Proxy:**

The company shall represent or act on behalf of Lebanese or foreign companies dealing with issues similar to the company's business activities or join/merge with them to achieve common interests and goals.

**If you have had the dream of returning to Lebanon ...**

**And you don't have a foothold therein....**

**Don't give up on your dream yet....**

**This is the right moment to achieve it ....**