

BEFORE MONEY MOVES

Property checks to complete from abroad

Use this list before you commit funds or sign documents

A remote purchase can be handled methodically. Ask your Kenyan advocate to confirm the transaction, the people, the land record and the completion path in writing.

- ☐ Confirm the seller's identity and legal capacity to sell before relying on copies sent by an agent or relative.
- ☐ Obtain an official land search and check registered ownership, charges, cautions, restrictions and other entries.
- ☐ Match the title, survey information, location, occupation and physical boundaries; investigate any inconsistency.
- ☐ Check rates, land rent, lease term and required consents that may apply to the particular property.
- ☐ Have your advocate review or prepare the sale agreement before you pay a deposit or sign remotely.
- ☐ Agree a documented payment and completion process; avoid unexplained personal accounts and rushed cash requests.
- ☐ Confirm execution, stamp-duty steps, registration and delivery of the resulting title or lease documents.
- ☐ Keep one complete digital file containing searches, receipts, approvals, signed instruments and status updates.

SEND YOUR LAWYER

The draft agreement, title copy, seller details, property location, agent correspondence, proposed price, payment history and your intended timeline. Do not send original identity documents through an unverified channel.

PRIMARY SOURCES

Land Registration Act, Cap. 300
<https://new.kenyalaw.org/akn/ke/act/2012/3>

Land Act, Cap. 280
<https://new.kenyalaw.org/akn/ke/act/2012/6>