

TOKERO[♦]

Welcome to the digital era of Real Estate

Guide on real estate purchase with cryptocurrencies



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Whether you are **enthusiastic about blockchain technology** and want to explore new ways to use the cryptocurrencies you already own, this tutorial will guide you through the process of successfully purchasing real estate.

In this guide, we will introduce you to the basic steps you need to follow in order to buy real estate using cryptocurrencies. The process is simple and straightforward, ensuring that in just a few steps you can own the home of your dreams. TOKERO is with you step-by-step through the entire process, providing you with the information and resources you need to feel confident in **purchasing your ideal home with cryptocurrencies.**



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We will first explore the benefits and advantages of using cryptocurrencies in real estate transactions. Cryptocurrencies offer a number of unique features such as security and transparency. This makes cryptocurrency transactions much faster and more efficient.

In this tutorial you will discover the following:

- 1. Preparing for the purchase**
- 2. Lawfulness and security verification of the transaction**
- 3. The process of real estate purchase with cryptocurrencies**
- 4. Legal aspects**



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If you are the **purchaser**, all you need to do is:

1. Preparing for the purchase

- In order to purchase real estate with cryptocurrencies, you need to create an account on TOKERO. The TOKERO account registration and validation process is very simple and fast, as the TOKERO team ensures support throughout.
- Once your account has been validated, the next step is to deposit cryptocurrencies into your account on the TOKERO platform.



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2. Lawfulness and security verification of the transaction.

- Se va realiza verificarea sursei fondurilor, întrucât ne conformăm politicilor KYC și AML (Know Your Customer și Anti-Money Laundering), având implementate tehnologii moderne de verificare a identității și a sursei fondurilor, precum Ondato, Chainalysis și Covery.ai.

ondato

 Chainalysis

 COVERY
SOLVE FRAUD



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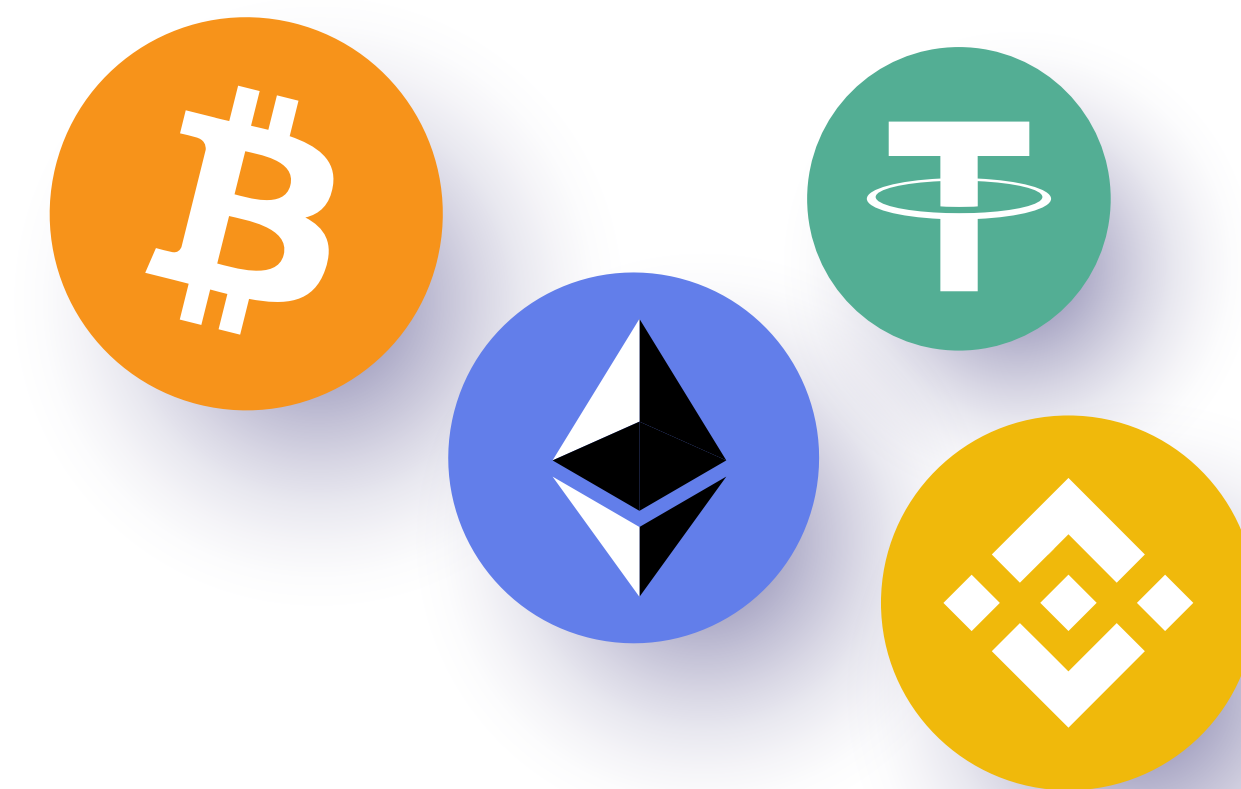
3. The process of real estate purchase with cryptocurrencies

TOKERO provides you with two options for purchasing real estate with cryptocurrencies, tailored to your preferences and to the option accepted by the seller. We offer the following options:

A. Real estate purchase through exchange of cryptocurrencies into fiat

Under these circumstances, all you need to do is:

- to exchange cryptocurrencies held on our platform into fiat (EUR)
- to withdraw them to your bank account that corresponds to the statement you uploaded at the time of account registration
- to make payment for the real estate to the seller's account, according to the contract (more details on the legal aspects can be found in point 4 below).



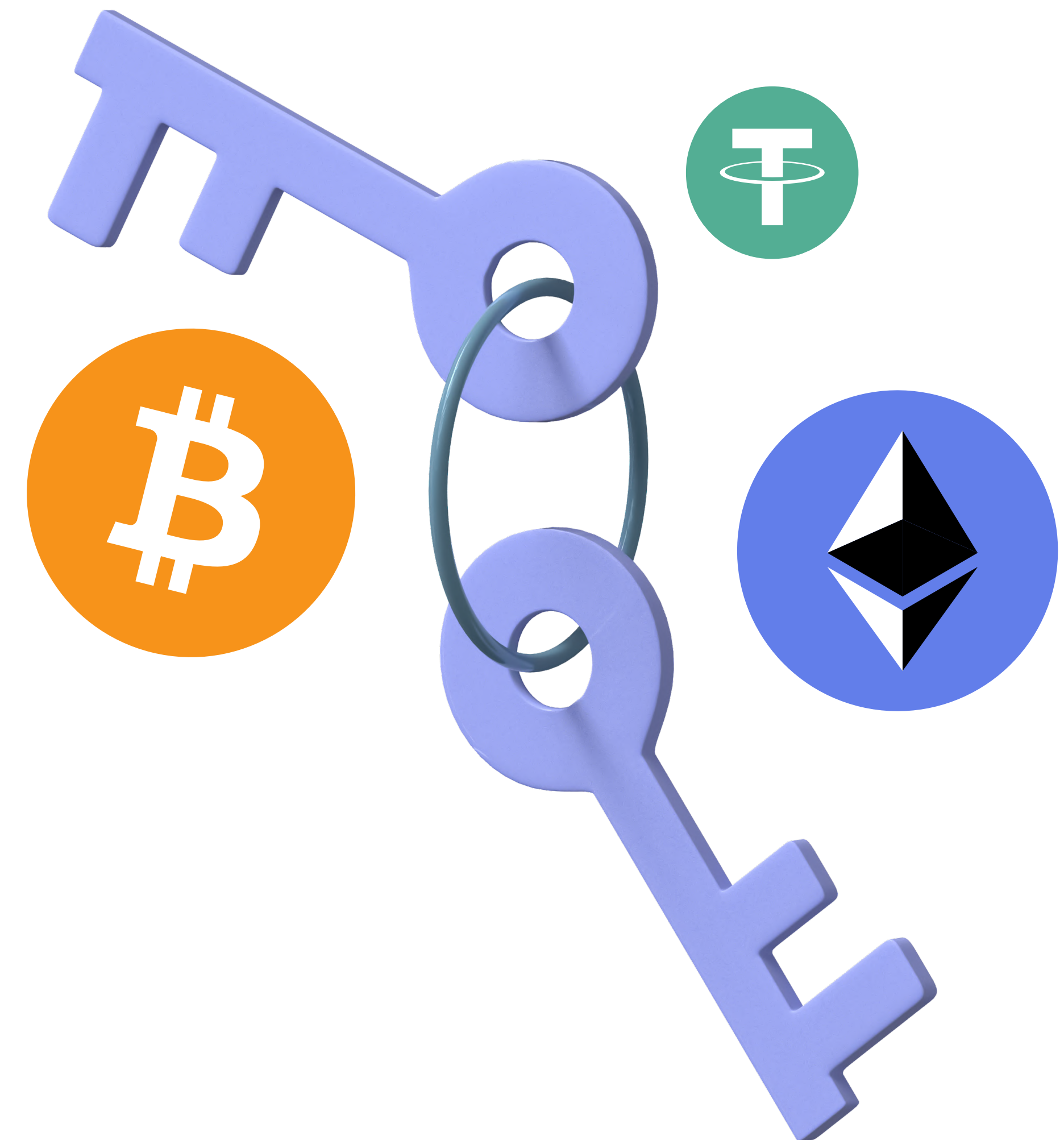
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B. Real estate purchase directly with payment in crypto.

In this case, you need to transfer the amount of cryptocurrencies equivalent to the value of the property to the seller's TOKERO account, the amount of cryptocurrencies being specified in the existing contract between you and the seller (more details on the legal aspects can be found in point 4 below).



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4. Legal aspects

Given the two cases presented above, the legal procedure is different, depending on the procurement option chosen. Thus,

A. If you opt for payment through cryptocurrency exchange in fiat, the notary will draw up:

- A preliminary sales contract, followed by the conclusion of the contract at a later date, as specified in the preliminary contract

OR

- Drawing up the sales contract for the purchase of real estate with payment in **RON/EUR**.



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4. Legal aspects

B. If you opt to purchase real estate directly with payment in crypto, the notary will draw up:

- A contract of exchange of cryptocurrencies with real estate.
- The transfer of cryptocurrencies to the seller's TOKERO account will take place at the notary's office on the day on which the exchange contract is signed..



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If you are the **seller**, all you need to do is:

A. If you choose to sell your real estate with payment in RON/EUR, you do not need to follow any different process than normal. All you need to do is:

- To go to the notary to draw up the preliminary sales contract and then to sign the official sales contract. Then, to receive the money from the sale in your bank account.

OR

- To go to the notary to draw up the real estate sales contract and then to receive the amount of the sale into your bank account.

RON/EUR



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B. If you choose to sell the real estate via cryptocurrency transfer, the process is as follows:

1. Preparing for the sale

In order to be able to sell a property with payment in cryptocurrencies you need to create an account on TOKERO. The TOKERO account registration and validation process is very simple, with the TOKERO team providing support throughout.

2. Lawfulness and security verification of the transaction.

This does not apply here.

3. The process of real estate sale with cryptocurrencies

There is no process to follow, as you are the final recipient of the cryptocurrency transfer of the apartment price to your TOKERO account.



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4. Legal aspects

- In this case it is necessary to go to the notary, where a cryptocurrency real estate exchange contract will be drawn up.
- You will confirm the cryptocurrencies receipt in your TOKERO account.

Furthermore, for any information, the TOKERO team is available and provides support throughout the process of real estate sale-purchase with cryptocurrencies



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**That being said, we welcome you to the digital
age of real estate!**

