

PROFEX SZAKNYELVI VIZSGA

C1(felsőfok) – angol nyelv
Írásbeli
Íráskészség

**vizsgáló sorszáma:****dátum:****2008. november 22.**

Írjon hivatalos levelet 200-250 szó terjedelemben. Ügyeljen a formai követelményekre, és térjen ki minden megadott szempontra úgy, hogy a levél egységes szöveget alkosson. Az irányítási szempontoknak nem megfelelő vizsgadolgozat értékelése: 0 pont.

A titkosítás érdekében saját neve helyett a megadott nevet használja. Elérhető pontszám: 15 pont.

Figyelem! A vizsga akkor lehet sikeres, ha a vizsgáló részegységenként legalább 40%-ot teljesít.

Végső megoldásként csak a tintával írt változatot fogadjuk el.

MINTAMEGOLDÁS

Sarah Kerbs
106 Elm Street
Springfield
OR 97477-4636
USA

Eladó Házak Ingatlaniroda
8 Ady Endre Street
8 200 Veszprém

16 October 2008

Dear Ms Kerbs,

Further to your enquiry about buying a weekend house by Lake Balaton, I can advise you the following.

In order to buy property in Hungary, foreign nationals must first obtain a permit issued by the head of the competent office of public administration. In case the premises in question are registered as agricultural land, ownership cannot be acquired by foreign nationals.

In your application, you are required to make a declaration about the aim of acquisition, the length of time you are going to spend annually on the premises and any property owned by you in Hungary already.

To safeguard your interests, I would recommend you to appoint an independent legal representative fluent in both Hungarian and English, who would ensure that your chosen property has good title and has been constructed legally.

As a first step, when signing the contract of sale, a deposit (usually 10 per cent of the agreed purchase price) is payable.

Ownership of the property passes to you as soon as the title of ownership has been registered in the Land Registry. This registration is only possible based on the seller's written declaration of consent forming part of the contract or given separately. The condition for granting such consent is usually the payment of the balance of the purchase price.

You should allow around 10 per cent of the purchase price to cover property taxes and legal costs.

Should you have any more queries, do not hesitate to contact me.

Yours sincerely,

Petra Horváth (Dr.)
Eladó Házak Ingatlaniroda

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