

BRAZIL - COUNTRY FACT SHEET

➤ GENERAL INFORMATION

Climate & Weather	Mostly tropical, but temperate in south.	Time Zone	GMT-02, 03, 04, 05
Language	Portuguese.	Currency	Real (R\$).
Religion	Religious pluralism- Catholicism is the predominant faith.	International Dialing Code	+55.
Population	209 millions.	Internet Domain	.br
Political System	Democratic federative republic.	Emergency Numbers	118.
Electricity	110V and 220V.	Capital City	190-militar police 192-emergency ambulance 193-firefighter
What documents required to open a local Bank Account? Can this be done prior to arrival?	CPF, passport, proof of residence, letter from the Company informing the salary amount. It cannot be done prior to arrival.	Please confirm how salaries are paid? (eg monthly directly into a Bank Account)	Usually monthly directly into a Bank Account.



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Culture/Business Culture	Brazilians need to know who they are doing business with before they can work effectively. Face-to-face, oral communication is preferred over written communication. At the same time, when it comes to business agreements, Brazilians insist on drawing up detailed legal contracts.
Health care/medical treatment	The public health services are universal and available to all citizens of the country for free. Nevertheless, millions of affluent Brazilians have private health care coverage which the quality of the service is really better.
Education	Public school is not recommended in Brazil. Most expatriate families attend private or international schools.
Utilities	The properties are required to have electricity, Water and Gas bills. Internet, Cable TV and Phone are arranged with a provider and most of them offer a package with the 3 items included.
Food & Drink	Brazilian cuisine varies greatly by region, reflecting the country's varying mix of indigenous and immigrant populations. The national beverage is coffee and cachaça (Brazil's native liquor)
Leisure/Entertainment/Sport	Brazil is probably best known for its football and its parties. Music, dancing and festivals are central to Brazilian life. The main cities offer excellent entertainment to suit all tastes including a number of fascinating museums amongst other entertainment options.
Security	Brazil has a reputation as a rather dangerous place, it is often overstated and you should not let fear overshadow your stay. If you take some precautions, you are extremely unlikely to come to any harm. To live in a gated community is recommended.
Driving	The minimum age for driving in Brazil is 18. Foreigners are allowed to drive in the country with a full driver's license issued abroad for up to six months. After six months, it is mandatory to apply for a local license (Carteira Nacional de Habilitação or CNH).
Public Transport	Most large cities in Brazil are equipped with extensive road networks with buses being the main and most accessible form of public transport for Brazilians. Where available, taking the subway is a viable option to avoid intense traffic. Taxis are more expensive, but safer to use during night times.



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Taking Pets	Pet owners must present the animal`s Certificate of Veterinary Inspection, or CVI that is issued by a veterinary.
Expat Groups	Once you have it, you may need to take it to a Brazilian consulate and get it validated. It`s important that the certificate is sworn once translated.
Cost of Living	Cost of living will depend on one`s lifestyle which can be costly or inexpensive.
<p>How much is 1 litre milk:</p> <p>A loaf of bread:</p> <p>1 litre of petrol:</p>	<p>- Milk: R\$ 3,70/ liter</p> <p>- Bread: R\$ 1,00/ loaf</p> <p>- Petrol: R\$ 3,70/ liter</p>

➤ HOUSING AND TENANCY INFORMATION

Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?	Yes, they tend to live in expat neighborhoods and in gated communities or buildings with 24 hour security.
How long does it take between finding and securing a property?	It depends upon negotiations with the landlord, lease review time needed to approve the contract and how payments are managed. The average time to secure a property is 2 to 3 weeks.
How many days face to face home search package without any unforeseen problems are required for	<p>Single 3 - 4 days</p> <p>Couple 3 - 4 days</p> <p>Family 4 - 5 days</p>
Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)	Both furnished and unfurnished properties can be found. Furnished properties will include all furniture and appliances. Unfurnished will not include light fixtures or toilet seats.
What is the length of a normal tenancy agreement?	30 months.
When are rental payments due?	<p>Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/></p> <p>Yearly <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Explain when other:</p>



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What is normally the term to give notice?	30 days.
What are usually the tenancy renewal terms?	30 day's notice and sign a new lease addendum
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	Tenancy law indicates 30 days notice without penalty due to relocation. Termination for any other reason can have a penalty of 1-2 month's rent with 30-60 days notice.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	Security deposits are not common in Brazil, however if there is no guarantor or insurance bond, up to 3 months' rent may be required. It is held by the landlord.
In what name can the tenancy agreement go? Eg. Individual, company	No, we don't recommend this as it may not be returned if the negotiation is cancelled for any reason
When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property	Individual usually. Very few landlords will accept the company to be tenant but they can sign as guarantors.
What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies	Employer references, CPF or RNE, and copy of work contract or employment letter
Can properties be taken and rent paid at any time of the month or only on the 1st of the month?	Any time of the month, the most common is the 1st and 15th of the month
Are rents paid in currency of the country	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is short term accommodation available?	Yes however pet friendly options are difficult to find.
During tenancy who normally manages the property?	Tenant, landlord is only responsible for structural damages. Everything else is the tenant's responsibility to repair during tenancy.
Are there any broker/government/agency fees to be paid	The realtor commission but it is paid by the owner.



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Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges

Services/utilities charges. These are paid directly by tenant to the provider. In addition to rent, each tenant will have to pay condo fees and IPTU (tax). Each amount varies per property.

Are tenancy agreements in English?

No, but it can be translated for an additional fee.

➤ OTHER SERVICES

Is Rental furniture available?

Yes it is available.

Is there any information you wish to share with us?