Cameroon Portal
Verified Properties in Cameroon



GUIDE

How verification works

For tenants, buyers, owners, agents and developers

cameroonportal.com

ABOUT CAMEROON PORTAL

Property in Cameroon, with the papers checked first

Cameroon Portal lists rentals, homes for sale, titled plots and off-plan projects across the ten regions of Cameroon.

Before a listing goes live, we check who is listing it and the papers behind it. Every listing shows what was checked, by whom and on which date.

Searching is free for tenants and buyers. Owners, agents, agencies and developers pay for verification and plans.

10	4	0 FCFA
regions	verification levels	to search



PEOPLE

Who does the checking

Verification desk
Compares each ID with its selfie, reads every document and checks agents' professional cards against the ministry's register.

Partner notaries
Search the land title at the land registry office and request the certificate of ownership, which shows the owner and any mortgage.

Field agents
Visit plots and houses, record the GPS location and photograph the boundary beacons.

There is no public online land registry in Cameroon, so title checks are made in person by notaries at the land registry office.

TRUST LEVELS

Four verification levels



1

Identity verified

ID, selfie and phone number of the owner or agent confirmed.

2

Documents reviewed

A moderator read every document. Rentals go live here.

3

Title confirmed

A partner notary confirmed the title at the land registry. Homes for sale and plots go live here.

4

Site verified

A field agent visited, pinned the GPS location and photographed the beacons.

Each listing shows the highest level it has reached.

IN DETAIL

What each level checks

Level	What is checked	By
1	ID number, name and expiry date (expired IDs are refused); selfie compared with the ID photo; phone confirmed by SMS code	Desk
2	Every document read: title or deed, certificate of ownership, survey plan, tax receipt, mandate and professional card	Desk
3	Land title searched at the land registry: owner, area, mortgages and disputes	Notary
4	Site visit: GPS location, boundary beacons, photos match the listing	Field agent



EXAMPLE

The verification report

Verification report
Listing CP-0000 · Example

Identity verified Verification desk	02/11/2026
Documents reviewed Verification desk	03/11/2026
Title confirmed Partner notary	10/11/2026
Site verified Field agent	12/11/2026

- Each check shows who made it and on which date.
- If an ID, card or mandate expires, the listing is hidden until it is renewed.
- The report records the checks made. It is not a guarantee of title.

FOR TENANTS

Renting a home

1. **Search**

   Choose the town and quarter, your budget and the number of bedrooms. Filter for level 2 or higher.

2. **Check**

   Look at the photos, the verification report and the full move-in cost.

3. **Contact**

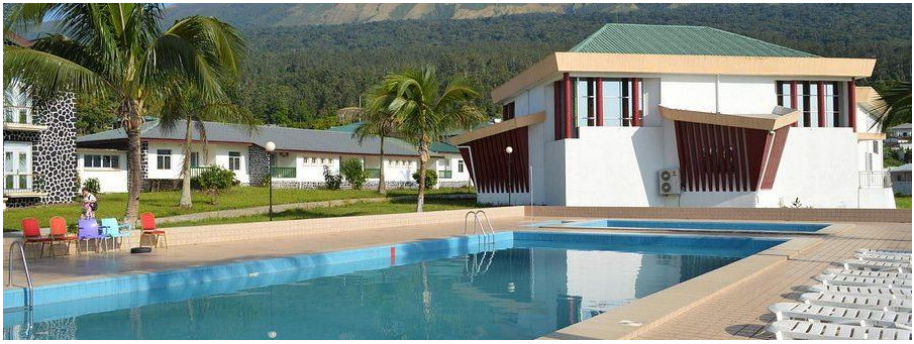
   Send an enquiry, open WhatsApp or call. You do not need an account.

4. **Book a viewing**

   Confirm your phone number with an SMS code. The exact address is shared after booking.

5. **Pay after the visit**

   Sign the lease and pay the landlord only after you have seen the home.



FOR BUYERS AND DIASPORA

Buying a home or a plot

1. **Choose level 3 or 4**

   These listings have had the land title searched at the land registry.

2. **Order a title report**

   A partner notary prepares a signed report on the title, the owner and any mortgage.

3. **View from anywhere**

   Mark your enquiry "I live abroad" to arrange a video viewing.

4. **Use your own notary**

   Your notary prepares the sale deed and files the transfer at the land registry.

5. **Pay through the notary**

   Never pay a seller directly, or before the notary confirms the title.



FOR OWNERS

Listing your property

1. **Create an account**

   Your ID card, a selfie and a phone number confirmed by SMS code.

2. **Add the listing**

   Type, location, details, photos and the documents for that type of property.

3. **Fix flagged items**

   The form flags expired IDs, wrong title formats and old certificates so you can correct them.

4. **Desk review**

   A moderator reviews the documents, usually within 48 hours. Homes for sale and plots go to a partner notary.

5. **Go live**

   Pay by MTN Mobile Money, Orange Money or card. Leads arrive in your inbox and on WhatsApp.



FOR AGENTS AND AGENCIES

Listing for owners

1

Professional card

Agents need a valid real estate professional card from the Ministry of Housing and Urban Development (MINHDU).

2

Owner's mandate

Every listing an agent posts needs the owner's signed mandate and the owner's documents.

3

Agency accounts

Agencies add their agents, route leads and see every listing and enquiry in one place.

4

Keep documents current

If a card or mandate expires, the listings are hidden until it is renewed.



FOR DEVELOPERS

Off-plan and new homes

1. **Company documents**

   Trade register (RCCM), taxpayer number (NIU) and the director's ID.

2. **Project approvals**

   MINHDU developer approval, building permit, completion guarantee and the title of the site.

3. **Project page**

   Units, prices, payment plan and photos, with enquiries and reservations in one inbox.

4. **Progress updates**

   Post construction progress and completed homes with titles in the company's name.

5. **Automatic pause**

   If an approval or guarantee expires, the project page is paused until it is renewed.



DOCUMENTS

What each listing needs

Rental

ID; proof of ownership (title number, notarised deed or owner's authorisation); mandate and card if an agent lists

Home for sale

ID; land title or Land Certificate; certificate of ownership under 90 days old; technical file and survey plan; property tax receipt

Plot or land

ID; land title or Land Certificate; certificate of ownership; survey plan with beacons

Off-plan project

MINHDU developer approval; building permit; completion guarantee; title of the site; certificate of ownership

If a document is missing or expired, the listing form flags it with a button that takes you to the field to fix, before you pay anything.

GLOSSARY

The papers, explained

Land title (titre foncier)

The official proof of ownership of land. In the North-West and South-West regions it is called a Land Certificate.

Certificate of ownership

Issued by the land registry office. It confirms the current owner and shows any mortgage. We accept certificates under 90 days old.

Technical file (dossier technique)

Prepared by a sworn surveyor: the survey plan with the boundaries and beacons of the plot.

National ID card (CNI)

Cards issued since 2024 are valid for 15 years. Expired IDs are refused.

Professional card

Issued by the Ministry of Housing and Urban Development to licensed real estate agents.

Mandate

The owner's signed authorisation for an agent to list and show the property.

Beacons (bornes)

Concrete markers at the corners of a plot, placed by the surveyor.

Before any payment, ask to see the original land title and a recent certificate of ownership, and check that the names match the seller's ID.

STAY SAFE

Warning signs of a scam

- Someone asks for money before you have visited.
- "Pay the booking fee to this number."
- The seller will not show the original title.
- The name on the title does not match the seller.
- The price is far below others in the area.
- You are pressed to decide today.

Cameroon Portal never asks you to pay a fee to a personal phone number. Report any listing that does.

QUESTIONS

Frequently asked

Is a verified listing a guarantee?

No. The report shows which checks were made and when. For a purchase, always use your own notary.

Who pays for verification?

The owner, agent or developer who lists. Searching and contacting listers is free.

How long do the checks take?

Document review usually takes up to 48 hours. A title search takes longer because a notary visits the land registry.

What if I find a problem?

Use "Report this listing" on the listing page or call us. Serious reports are reviewed first.

Do I need an account?

Not to search or contact listers. An account keeps your saved searches and alerts on every device.

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