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BAB I PENDAHULUAN I. Latar Belakang Jual beli adalah transaksi antara satu orang dengan orang lain dimana suatu komoditi dipertukarkan dengan komoditi lain berdasarkan tata cara atau perjanjian tertentu. Jual beli banyak macamnya salah satu yang akan kita bahas di sini adalah jual beli properti. Properti yang dimaksud adalah sebidang tanah dan semua benda di atasnya, mulai dari bangunan, rumah, jalan, dan sumber daya lainnya. Properti adalah suatu hak, baik itu hak milik, hak guna, maupun hak sewa untuk memanfaatkan sebuah bangunan serta sebidang tanah dan apapun yang ada di atas lahan tersebut. Properti adalah hal yang sangat erat kaitannya dengan kepemilikan. Oleh sebab itu banyak dokumen-dokumen penting yang harus diurus. Dokumen yang harus dilengkapi adalah surat permohonan balik nama dengan tanda tangan pembeli, Akta Jual Beli rumah dari PPAT, sertifikat tanah, identitas para pihak, bukti lunas pembayaran PPh, bukti lunas pembayaran bea perolehan hak tanah dan bangunan. Ini diperlukan karena properti dengan dokumen bermasalah rentan terhadap litigasi dan perselisihan. Properti adalah properti yang mahal, jadi semuanya harus legal dan jelas. Jual beli itu adalah perjanjian penting yang kita buat setiap hari, namun terkadang kita tidak menyadari bahwa apa yang kita lakukan adalah suatu perbuatan hukum, yang tentunya memiliki akibat hukum tertentu. Beli dan jual adalah dua kata kerja yang banyak kita gunakan dalam kehidupan sehari-hari, yang jika 1 digabungkan