

Welcome to this webinar We will start in a few minutes



NL HOUSING EVENT

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DURING THIS WEBINAR

- This webinar will be recorded
- If you have technical issues, send us a message in the chat
- Please ask your questions in the Q&A window

BROUGHT TO YOU BY



OUR SPEAKERS





NVM

EXPAT MORTGAGES



makes you feel at home





WHO ARE WE?

- Certified organization
- Affiliate of the NVM
- Local experts
- <u>www.mvahousing.com</u>
- <u>www.nvm.nl</u>
- Able to inform you on all listed properties
- Your broker looks after your interest





RENTING A HOUSE IN THE NETHERLANDS

- Dutch rental law
- Dutch rental market
- Non regulated sector
- Online property search, e.g.
 - <u>www.mvahousing.com</u>
 - <u>www.funda.nl</u>
 - <u>www.pararius.nl</u>
- Viewings
- Deal or no deal



WHICH CONTRACT TO USE?

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- Model A: indefinite term
- Model B: definite term, shorter than
 2 years
- Model C: definite period of time longer than two years with eviction clause for landlord return option



VvE regulations

• The association of home owners

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Annual rent increase

• 1 – 5 % of the net rental price

Service cost

 If service cost are charged a clear break-down of the cost needs to be mentioned in the contract

First payment

- First month's rent and deposit
- Payment before the check in



IMPORTANT MOMENTS

- Check-in and inventory list
- Stay in touch with your landlord
- How to give notice correctly?
 - In time
 - Mention which date you would like to end the rental agreement
 - Give notice in writing and have it hand delivered and signed by the owner through Dutch post.



CHECK-OUT AND DEPOSIT

- Inspect the property thoroughly
- Check out report
- Damages?
- Moving on



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PERSONAL ASSESSMENT

The mortgage provider wants to know who you are and if you have some credits and debts.



MORTGAGE PROPERTY ASSESSMENT

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In the Netherlands banks approve your mortgage based on the property you are about to buy.



FINANCIAL ASSESSMENT

How much do you earn per year?

Do you have some savings or maybe monetary gift from your parents?

Do you buy alone or with a partner?



MORTGAGE AMOUNT

You can influence the amount you will borrow and must repay afterwards.



MORTGAGE TERM

Most Dutch people repay their mortgages in 30 years.



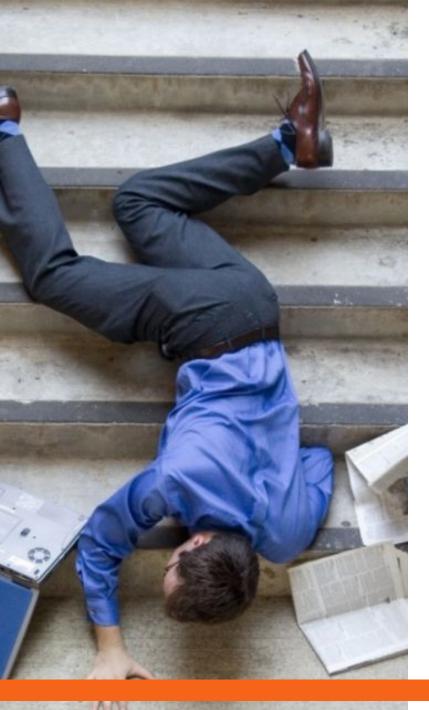
INTEREST RATES

Interest rates have never been as low as they are today.



MORTGAGE TYPES

There are two types of mortgages available on the market these days – annuity & linear.



RISK AND INSURANCES

The bank wants to know who will repay the debt in case something happens with you.









RENTING VS. BUYING A HOME

Renting

- Flexibility
- Less risk
- No worries if property value depreciates

Buying

- Low mortgage rates
- Tax is deductible
- Payments will build up your equity in the home



ORIENTATION

- Checking out Funda.nl
- Contact a NVM buying agent



THE VIEWING

• Does it meet your preferences and future plans?

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- Critical look on the property and the neighbourhood
- Practical matters: how many other viewings & type of bidding procedure



BIDDING ASSISTANCE

- Keep a cool head and choose the best bidding strategy
- Determine the right value (NVM database)
- Cancellation clauses

FINALISING THE

Check the purchase contract and accompanying documents for accuracy and completeness

PURCHASE

- You and the seller sign the agreement
- Cooling-off period of three business days

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APPRAISAL

- Generally required for mortgage approval
- Certified appraiser



ARRANGING A MORTGAGE

- Mortgage broker
- Based on the purchase price, renovation plans, contribution of your own money and the buyer's costs
- Buyer's costs: registration in the land registry, transfer tax and notary fee



GOING TO THE NOTARY

- First: a final inspection of the purchased property
- Then: sign the deed of transfer and the mortgage deed at the civil-law notary. The buying agent assists
- The deeds are registered in the public records of the Land Registry
- Congratulations! You own your new home :)





- Largest association of real estate agents in the Netherlands (4400 real estate agents, 75% market share)
- The biggest database; you'll get the first pick
- 45% of expats hire a buying agent
- More information: nvm.nl/expat



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BUYING A HOME: LEGAL ASPECTS FOR EXPATS



LEGAL ASPECTS OF BUYING A HOME IN NL

- Process
- Tax
- Finance



PROCESS

- Fee quote choice for the notary
- Title investigation conducted by the notary
- Benefits of registration of the purchase agreement
- Surety
- Deed of Transfer
- Mortgage Deed
- Execution, language
- Registration with the Land Register
- Payment
- Family Law aspects



TAX ASPECTS

- Transfer Tax or VAT?
- Rates: 0% -2% 8%
- Exemptions
- Gift Tax
- Income Tax



FINANCE

- 10% surety prior to the transfer
- All payments go through the trust account of the notary
- Origin of funds need to be disclosed according to anti-money laundering legislation.



THANK YOU FOR JOINING US

Use the link in the chatbox to get in touch!

