

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



EXPAT MORTGAGES  
*makes you feel at home*





**MVA**

**CERTIFIED**

**EXPAT BROKER**



# WHO ARE WE?

- Certified organization
- Affiliate of the NVM
- Local experts
- [www.mvahousing.com](http://www.mvahousing.com)
- [www.nvm.nl](http://www.nvm.nl)
- 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.
  - [www.mvahousing.com](http://www.mvahousing.com)
  - [www.funda.nl](http://www.funda.nl)
  - [www.pararius.nl](http://www.pararius.nl)
- Viewings
- Deal or no deal





# WHICH CONTRACT TO USE?

- 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

## **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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# EXPAT MORTGAGES

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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

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.





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# 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?
- 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 PURCHASE

- Check the purchase contract and accompanying documents for accuracy and completeness
- You and the seller sign the agreement
- Cooling-off period of three business days



# 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](https://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.





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# THANK YOU FOR JOINING US

Use the link in the chatbox to get in touch!

