

BUYING A HOME: WHAT STEPS DOES IT INVOLVE?

The notary can either draft the preliminary agreement or review it.

 Always have your preliminary sales agreement reviewed by a notary before signing anything! A preliminary sales agreement is a binding contract!



Signing the preliminary sales agreement

Seller checks:

- ✓ Inspection of the national register
- ✓ Requesting the property title
- ✓ Confirming that the seller is not in debt
- ✓ Mortgage check (cancellation of the previous owner's mortgage) etc.

Formalities following the deed

- ✓ Registration of the deed
- ✓ The mortgage transaction
- ✓ The transfer of the title deed

4 MONTHS ± 50 ADMINISTRATIVE SEARCHES

Purchase

Protect yourself by including conditions precedent in your offer.

This means that the sale only closes if the specified conditions are met.

The most common condition precedent is a financing contingency, which enables the buyer to terminate the agreement if proper financing is not secured.



Estimate your legal fees in just a few clicks with our calculators!

Property due diligence

- ✓ Verification of land registry data
- ✓ Request for information about the building management company (for apartments)
- ✓ Mortgage status verification
- ✓ Registration of the property in covered bond registry
- ✓ Is there a right of first refusal on the property?
- ✓ Solar panels?
- ✓ Is the property rented or leased?
- ✓ Is it located in a forest or nature reserve?
- ✓ Fuel tank, energy performance, soil contamination analysis needed?
- ✓ Request for urban planning information ... and many more

Buyer tasks

- ✓ Inspection of the national register
- ✓ Verification of the buyers' matrimonial property regime
- ✓ Verification of the applicable registration rate and any benefits the purchasers are entitled to
- ✓ Obtaining the bank's approval for the loan
- ✓ Verification of the buyers' debts as part of a loan ... and many more



Congratulations! You are now the owner!

Execution of the deed

A notarised deed is not a ready-made document - it takes months of research.