

# 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.