

10 Buying tips

Buying a house is not something you do every day and a new place to live has a big impact on your life. It is also an important financial decision. You can wait and see or use the tips of a real professional. This e-paper sets out the 10 most important tips for you. Read them carefully and put them into practice in the search for your dream home. Really handy!

1. Negotiate or make an offer strategically

Don't you want to pay the top price? Or increase the chances of buying your dream house? Then it is wise to determine the strategy in advance. You can determine the strategy based on the following tips and the negotiations can begin. Confirm everything by e-mail during the negotiation so that there is no ambiguity.

2. Look for similar properties.

In order to be able to estimate what a realistic offer will be, you can search for recently sold, comparable houses in the neighbourhood. For example, you can use the Land Registry or a real estate agent to search for selling prices of recently sold houses. Pay attention to the differences that can lead to different selling prices, such as architectural condition, luxury level and square metres of living space.

3. Architectural condition

Does the house have defects? And does the seller resolve them before the sale or are they for the buyer to solve? Useful to know before you make an offer.

4. The delivery date

What is the seller's desired delivery date? And does this match your desired moment of moving? In short, this is an important part of the bidding strategy. After all, when this does not match, there is no match; when there is, you are again in advantage as a buyer. An intermediate step in moving is always associated with extra time and costs.

5. Check what exactly you are buying

In most houses there is a so-called "list of things" that indicates what is part of the sale. Think of things like floor finishes, curtains, a garden house, etc. Tune in what can be left behind and what you would like to see removed when you buy.

6. Legal pitfalls

This is an important part and can save you a lot of problems. Always check whether a house is still let, whether it is on your own land or on leasehold and whether there are any other rights involved. Think for example of a right of way or membership of an Owners' Association. A purchase agent can advise you on this.

7. The real offer

Have you read the above carefully? Great! Then you can make an offer on the assumption that you have already examined the mortgage possibilities and therefore know what you can offer as much as possible. It is advisable to include a deadline within which you expect a seller to be able to respond, which also means that when the deadline expires the bid will no longer be valid. Bids are often accompanied by a reservation regarding the granting of the mortgage. If you do not need a mortgage or there is no uncertainty about it, you can consider not including a reservation.

8. Notary

It is possible that you have a preference for a civil-law notary that you would like to engage for the delivery and (in Amsterdam) for the deed of purchase. In that case it is wise to mention this when making a bid.

9. Booking time

Did you know that by law you have a reflection period of 3 days? So you can always renounce the purchase if you let us know in writing and by registered mail in good time. Of course, it is better to make a well-considered decision, for example with the help of a real estate agent.

10. Realise who the estate agent is working for

If you are going to visit a house it is good to know that the estate agent works on site on behalf of the seller and therefore looks after his/her interests. This is not a problem in itself, but specialist knowledge as a buyer is really not an unnecessary luxury. If you do not have extensive knowledge of this yourself, you can consider bringing a buying agent along. There are costs involved, but these are often recouped in the negotiation or in preventing certain risks.

Summary

Buying or selling a house is really a profession. Because it involves major financial consequences and a new place has a great impact on your life, good preparation is crucial. Of course you can do this yourself using these tips, but the help of a professional can make a big difference. Think about investigating potential risks, assessing the real value and negotiating rationally as an experienced specialist. That is really a reassuring thought. We wish you every success with the purchase of your dream home!

Do you have any questions or remarks in response to these tips? Feel free to contact us.



Woningmakelaars

Amsterdam

Buitenveldertselaan 42
1081 AA Amsterdam
+31(0)20 - 301 77 15
amsterdam@fris.nl

Zaandam

Westzijde 83
1506 GA Zaandam
+31(0)75 - 655 50 90
zaandam@fris.nl