welocate
your move, our commitment

Home Buyers Plan

What is the Home Buyers Plan?

Are you searching for a house to buy or your offer is accepted? If so, the Home Buyers Plan is ideal for you. We have developed a complete package of services for a fixed price. The Home Buyers Plan takes your worries away during the entire purchase process. We help you buy a house at the best price and with the most favourable conditions. Four specialists work closely together to keep your legal risks minimized. You can rely on the experience and knowledge of an independent real-estate agent, building inspector, appraiser and notary.

Buying a home

Searching for and buying your new home can be an exciting experience with many important things to be arranged. It all starts with finding the property you wish to purchase, followed by the price negotiations, so you do not pay too much for the property, and finally the legal completion.

Thanks to the Home Buyers Plan, experienced specialists will guide you smoothly from beginning to end, through your entire process.

Step 1: Find your dream home

You can search for a suitable property yourself or request help of an experienced real-estate agent. They can help you search and provide you with properties meeting your specific requirements. Search yourself or request the help of a real-estate agent, with the Home Buyers Plan, both are possible. If you choose an expert to help find your dream home, you can select the extended package. If you search yourself and use the knowledge and expertise of the real-estate agent for the negotiations, there is the standard package.

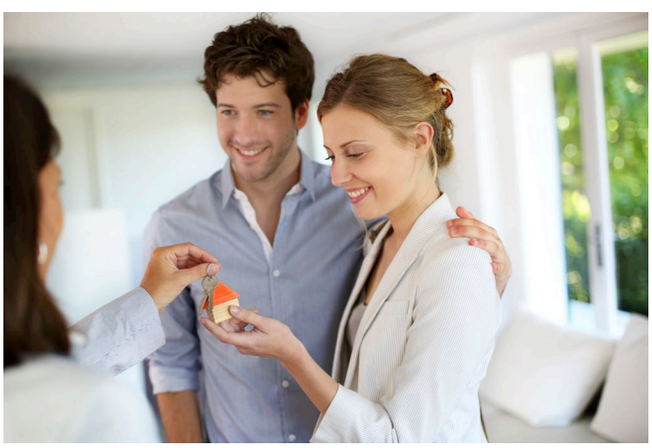
Step 2: Professional home advice

Once you have found a home, the real-estate agent contacts you to view the property together. During the visit there will be items discussed such as the neighbourhood, the layout of the property, the condition and a first estimation of the value. Additionally, the real-estate agent investigates:

- Development plans; are there building plans for the area?
- Land registry; what rights/obligations are linked to the property?
- The condition; how has the property been maintained?
- The leasehold; how much is the monthly ground rent?
- Ecology; is there soil pollution or environmental problems?
- The owners association; what is the financial status?

Step 3: Negotiations

Maybe this is the trickiest part of buying a home. Obviously it is important that you do not pay too much. However, there are more things you should be careful of, such as the conditions under which you are buying the property. The real-estate agent advises you about these and takes the lead during negotiations.



Step 4: Purchase contract

The real-estate agent ensures that all agreements you make with the selling party are included in the purchase contract. This includes items such as the conditions related to you being able to obtain finance. This would allow you to cancel the purchase if you show that you cannot obtain a mortgage to buy the property. When this condition is not included in the contract, you cannot cancel the purchase and you have to pay a fine up to a maximum of 10% of the buying price.

Step 5: Construction check

To be sure the house is in a good condition, an independent professional inspector checks the construction of the property. You receive a comprehensive inspection report. If defects are found at the property during the inspection, this may be important to the terms of the agreement made in step 4.

Step 6: Appraisal

In order to provide a mortgage, the bank must know the value of the property. An independent appraiser will determine this and provide you with a detailed report.

Step 7: To the notary

Time for the final step: the property becomes your home. We contact a notary in your area that draws up the transfer deed and the mortgage deed ready for the day of transport. This is the day you put your signature on the final deeds, when the property becomes yours. The real-estate agent is also present to guide and assist you.

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A complete package

Carefree moving

The Home Buyers Plan is a package designed to completely take away all your worries. It helps you from the moment you decide to buy your home. From searching and visiting to negotiating and ownership: we help you with every step of the process. We know exactly what you can expect, we watch out for things you may not be aware of and manage the team of specialists. We take over tasks from you ensuring your best interests are represented. You can be sure of expert and independent help from the moment it is required. Buying plans? We are ready for you.

We arrange this for you

Real-estate agent

An experienced local real-estate agent who can help you search for properties, provide expert advice, negotiates and protects your interests during the entire purchase process.

Building report

A building inspector who visits and checks the condition of the property and delivers an extensive construction report detailing short, medium and long term maintenance costs.

Appraisal report

A local, certified appraiser visits the property and creates an appraisal report about the property. This report will be required for your mortgage and is accepted by all banks.

Notary

A local notary draws up the transfer and mortgage deeds and you sign them together with all parties. Finally, the notary registers ownership at the government and hands over the keys to you.

What it costs

The Home Buyers Plan is a complete package offered at a fixed price. For properties up to one million, you pay one fixed amount for the full guidance for the purchase of your new home. The table below shows the cost of the transfer, standard and extended packages. The prices are including 21% VAT.

Home Buyers Plan	Transfer	Standard	Extended
Real-estate agent	Purchase contract check of a property you have bought yourself	Guidance during the purchase of a property you have found yourself	Assistance in finding your home and guidance during the purchase
Construction report	Inclusive	Inclusive	Inclusive
Appraisal report	Inclusive	Inclusive	Inclusive
Notarial deeds	Inclusive	Inclusive	Inclusive
Welocate 360° service	Inclusive	Inclusive	Inclusive
Total	**€ 3195**	**€ 4695**	**€ 5895**

More information?

Interested? Please feel free to contact us for a no obligation meeting using the QR code. At Welocate, all our staff are fluent in English and specialised in dealing with international clients.

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