

HOMEBUYER'S CHECKLIST FOR EXPATS IN AMSTERDAM

- Mortgage advice: Team Concepts charges €2,495**
Mortgage advisers charge a fee of anywhere between €2,000 and €3,500. Team Concepts' fee is €2,495.
- Buying agent (optional): 1% of purchase cost + 21% VAT**
Should you choose to work with a buying agent, you can expect approx. 1% of the purchase cost of the property plus 21% VAT.
- Home inspection ('bouwtechnische keuring): from €500**
A home inspection is done by a third party. It lets you know the state of the property, including any minor or major issues that may need attention in the immediate or near future. Home inspections are often required by mortgage lenders to help assess risk.
- Transfer tax: 2% of purchase cost**
This tax is equal to 2% of the purchase cost of the property. There is an exemption for first-time buyers under the age of 35 buying a home under €400,000, as well as for new builds.
- Property valuation report: from €600**
Property valuations are done by a third-party realtor to determine the value of the property. Mortgage lenders require a property valuation report in order to accept a mortgage application.
- Notarial fees: from €1000**
You will need a notary to write up the deed and mortgage agreement.
- Nationale Hypotheek Garantie (NHG): 0.6% of your total mortgage if applicable**
If your mortgage is eligible for the NHG, you are responsible for paying a fee of 0.6% of your total mortgage as a guarantor fee (borgtochtprovisie).
- Furnishing and/or renovations: €10,000 on average**
It's not uncommon to spend around €10,000 to furnish and/or renovate your home. With the competitive nature of the current market, it's less likely to find a move-in-ready home that fits all your needs.
- Moving: with movers from €1,500**
When all is said and done, it's time to move! The cost here depends on whether or not you decide to do everything yourself or hire a moving company (from €1,500).