

What we do for you:	Basic € 2495 VAT Included	Standard € 2995 VAT Included	Full Service € 3995 VAT Included
Number of appointments at a house	None	Five	Unlimited
Contract of sale check	✓	✓	✓
Finding and checking a notary	✓	✓	✓
Property assesment			
Valuation	✓	✓	✓
Achitectural inspection guidance	✓	✓	✓
“Kwaaitaal” inspection guidance	✓	✓	✓
Asbest inspection guidance	*	*	✓
Guidance soil research	*	*	✓
Guidance taxation	✓	✓	✓
V.V.E. Check	✓	✓	✓
Negotiation			
Price	✓	✓	✓
Terms	✓	✓	✓
Date of transfer	✓	✓	✓
Transfer			
Inspection house before transfer	*	✓	✓
Possibly extras			
Extra appointment at a house	*	250	✓
Cancellation			
Before startup	250	250	250
During proces	1450	1950	2750
After agreement for a house	2495	2995	3995
<ul style="list-style-type: none"> At an additional cost 			
When the purchase is signed by all parties, the invoice will be sent.			

Disclaimer

versie 1-2023

All information, such as higher reimbursement amounts, may be subject to change in the future.

Amounts in euros including 21% VAT.

Client name:		Place:	
Approved price:		Date:	
Explanation:			
	Signature:		



Services Agreement

ABC Erkend Aankoopbemiddelaar	
Location	

	Client	and/or partner
First name		
Last name		
Date of birth		
Birthplace		
Address		
ZIP code		
Place		
E-mail		
Mobile number		
') Marital status: married / registered partnership / unwedded and no registered partnership		
') Marital property law: in community of goods / prenuptial agreement		

The client has commissioned ABC Aankoopbemiddeling on _____ to provide services for the purchase of an object, with further details specified below.

Address of the property to be purchased	
Address	
ZIP code	
Place	

Make an appointment with	
Broker / De Hypotheker / House owner	
Contact	
Mobile number	

For approval	
Date / place	

Signature	Signature
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Signature counsellor

1. Contractor: ABC Aankoopbemiddeling Chamber of Commerce number 64992985, hereinafter referred to as 'ABC Aankoopbemiddeling'.

2. Agreement

2.1 The agreement is concluded when an offer made by ABC Aankoopbemiddeling is confirmed by the client (in writing, by email, or otherwise) (assignment for service provision).

2.2 The activities of ABC Aankoopbemiddeling commence once the client has signed the assignment for service provision. The seller or their agent has an obligation to provide the client with as much accurate and comprehensive information as possible. This information includes (if applicable) ownership documents, foundation reports, cadastral messages and extracts, environmental reports, deeds of division, WE-meeting minutes and checklists, email exchanges between involved parties, brochures, lists of real estate properties and other relevant information. To the extent that the client receives such information, they are obligated to hand it over to the contractor.

2.3 ABC Aankoopbemiddeling will not conduct any investigation into public law or private law restrictions and therefore assumes that the client has sufficiently informed themselves before giving the purchase order. Specifically, ABC Aankoopbemiddeling will not actively inquire about renovation possibilities in the context of the purchase assignment.

2.4 The negotiations conducted by ABC Aankoopbemiddeling concern all real estate properties.

3. Both parties are obliged to maintain confidentiality regarding all confidential information they have obtained from each other or from any other source in the context of their agreement. Information is considered confidential if it has been disclosed by the other party or if it arises from the nature of the information.

4. ABC Aankoopbemiddeling reserves the right to present properties purchased by us on our website(s) along with the associated data (asking price, final price, and location information), unless otherwise agreed with the client.

5. Complaints about the performed activities must be reported in writing by the client to ABC Aankoopbemiddeling immediately after discovery, but no later than within 24 hours after the discovery of the relevant activities.

6. Liability

6.1. ABC Aankoopbemiddeling is not liable for any damages, of any kind, caused by third parties engaged in the process. This includes appraisers, building inspectors etc. Engaged experts are solely responsible for any errors and/or negligence, and ABC Aankoopbemiddeling does not assume liability for such damages. Errors are understood to include omissions, mistakes, neglect, carelessness, or similar errors committed during the execution of agreements, which could have been avoided under normal attention and professional conduct.

6.2. If ABC Aankoopbemiddeling is liable, then that liability, to the extent covered by its liability insurance, is limited to the amount paid out by ABC Aankoopbemiddeling's liability insurance in the relevant case. The total liability of ABC Aankoopbemiddeling for damages suffered by the client, regardless of the basis of any claim, whether due to non-attributable failure, unlawful act, or otherwise, shall in no event exceed an amount equal to one time the total agreed fee for the advice provided by ABC Aankoopbemiddeling (exclusive of value-added tax). 6.3. Excluded is any liability for any damages that may arise from errors in used computer software unless the supplier of said software accepts liability and the damages can be recovered from them.

6.4. The client is responsible for providing the correct address information, both the current residential address and the address of the (potential) property to be purchased. Furthermore, the client is responsible for providing the correct personal data and identification (as required by law) to the real estate agents and notary involved in the property purchase.

6.5. The client is at all times responsible for adhering to the stipulated deadlines for dissolution in the purchase agreement. Any responsibility for cancelling and/or carrying out the actions required for this according to the deed is excluded.

6.6. If a once-closed purchase needs to be cancelled, this must be done in the manner described in the deed. Please note: this is the sole responsibility of the client. Any responsibility for cancelling and/or carrying out the actions required for this according to the deed is excluded.

6.7. If the property is not delivered or not delivered on time by the sellers, we will advise the client on the steps to be taken. Form a legal perspective, the buyer is required to initiate any potential notices of default themselves.

7. Rate

7.1. The fee of ABC Aankoopbemiddeling is described in the assignment for service provision. This must be signed by the client at all times.

7.2. Unless otherwise stated, the amounts mentioned in the offer by ABC Aankoopbemiddeling are exclusive of 21% Value Added Taxes (VAT) imposed by the authorities.

7.3. If the assignment is withdrawn and the client purchases the specific property within three years (either by themselves or with the assistance of third parties) after ABC Aankoopbemiddeling has initiated the result scan (negotiations first phase) on behalf of the client, the full commission is due. In these cases, the payment term is thirty days after the invoice date, and the right to pay only upon the date the property becomes ownership is waived (AV. 8.1. is nullified). The dates that determine the three-year period are obtained from (public) sources such as Funda (for the purchase date), the Land Registry (for the official owner) and, if necessary, the municipal register.

7.4. If the assignment does not result in a purchase ABC Aankoopbemiddeling will charge costs as described and agreed upon by the contracting party in the service assignment.

7.5 ABC Aankoopbemiddeling is not an online store and does not engage in distance selling. As the "Distance Selling Act" does not apply, there is no cooling-off period. After approval, we can start with the activities, and the client implicitly to waive the cooling-off period.

8. Payment

8.1. Payment will be made 100% after signing the preliminary purchase agreement. If no purchase agreement is signed, payment will be made by mutual agreement but no later than 6 months after signing the assignment for service provision.

8.2. If the client signs the agreement, but the intended new owner is a different legal entity (family, acquaintance, etc.), the client is primarily responsible (and liable) for payment.

9. Disputes

Any complaints must be reported to ABC Aankoopbemiddeling by email immediately after their discovery (allowing a minimum of one week for response time) before a dispute can be submitted to an independent judge. In the event of a dispute, it must ultimately be brought before a judge in the district where the place is located where the assignment for service provision is signed.

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Contact

t: 088-0044700

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ABC Aankoopbemiddeling is a trade name of O.G.B. Nederland B.V

Trade information

64992985