



House Purchase Checklist

Your guiding thread on the way to your own home

With this overview you keep sight of everything from the first idea to the appointment with the notary. You set down your wishes, assess the condition of the house and gather the documents you need in order to decide with confidence.



YOUR WISHES

PREFERRED LOCATION AND FAVOURED DISTRICT

LIVING AREA IN SQUARE METRES

NUMBER OF ROOMS REQUIRED

FEATURES SUCH AS GARAGE, CELLAR AND GARDEN

☐ Leasehold (Erbpacht) is a possibility



BUDGET AND FINANCING

AVAILABLE EQUITY AND BUDGET

☐ Financing framework agreed with the bank

INCIDENTAL PURCHASE COSTS FOR TAX, NOTARY AND LAND REGISTER

RESERVE FOR RENOVATION AND REPAIRS

EXPECTED TOTAL COSTS

☐ Documents handed over to the lender



LOCATION AND SURROUNDINGS

☐ Parking available at the house

☐ Everyday shopping within reach

☐ Connections to bus and rail

☐ Schools and nurseries nearby

☐ Neighbourhood viewed in person



CONDITION OF THE HOUSE

YEAR OF CONSTRUCTION OF THE BUILDING

AGE OF THE ROOF, WINDOWS AND HEATING

MOST RECENT REFURBISHMENT AND ITS EXTENT

TYPE OF HEATING AND OTHER BUILDING SERVICES

ORIENTATION OF THE TERRACE AND GARDEN

☐ Checked for damp and any pending work

☐ Insulation, roof condition and electrics checked

☐ Scope for further development and listed status clarified



DOCUMENTS

☐ Current land register extract

☐ Living area calculation and floor plans

☐ Official site plan and building encumbrances information

☐ Contaminated site information and abutter's certificate

☐ Energy Performance Certificate (EPC) and proof of insurance

☐ Encumbrances such as rights of way or utility easements

ONGOING SERVICE CHARGES, AND THE GROUND RENT IN THE CASE OF LEASEHOLD (ERBPACHT)

Note Use the blank margin for your own notes. We are glad to go through the points with you.