



# Step by step

towards the biggest purchase of your life



**ZEKER** W  **ONEN**

Specialised buying agent and valuer

Buying a home is a major decision. A once-in-a-lifetime decision even. Before you decide to buy, there are many things and questions that have to be answered.



**Is the asking price realistic? What is the structural quality of the property like? Is there a leasehold? What about the legal formalities? Is there any asbestos? Is there any concrete decay? In case of a flat or apartment: does the Home Owners Association carry any debt?**

# ZEKERWONEN

Just a few of the questions home buyers want answers to and – more importantly – need to ask before buying a house. After all, once you are the owner of a property, there is no going back!

Another reason to get a buying estate agent is that, when viewing a house, you will always have to deal with a selling estate agent. That estate agent only promotes the interests of the seller, the other party. In other words, a selling estate agent cannot possibly provide honest advice about buying the house in question. Not something you want to worry about when making such an important decision.

***That is why you need ZekerWonen!***

## Step by step towards the biggest purchase of your life

### **Orientation**

You are looking for your dream home. You browse various websites, read newspapers and magazines, and pass by the display windows of local estate agents. A fun but time-consuming activity.

Fortunately, we can make things easier for you. We will keep you updated on the latest properties and price changes. Easily keep track of the latest properties for sale from home.

## Viewing

Found your dream home? We recommend you first drive by the property before you make an appointment for a viewing. This will provide you with a good impression of the neighbourhood. Can you imagine yourself living here? Then it is time to see the inside of the house.

The selling agent will give you a tour and inform you about any specifics.

At the same time, we start looking into the municipal restrictions, legal aspects, soil quality, and easements. During your visit, our estate agent will examine the property carefully and

## Settlement

Once negotiations have been concluded successfully, any arrangements must be set out in a provisional purchase agreement. This is drawn up by either a notary or the selling agent. All the more reason to ensure the provisions are phrased to your benefit!

We will check the purchase deed and explain it to you before you sign it. We will then monitor the various dates as set out in the purchase contract. On the agreed delivery date prior to the conveyance at the notary, we will inspect the property in the presence of both you and the



form his own opinion on the structural quality, environmental factors and, of course, the value. After the viewing, he will discuss his findings and establish a negotiating strategy with you.

## Negotiation

After we have determined the value of the property and received all important information, we can start negotiations. Our estate agents will maintain contact with the selling agent and purchase the property at the lowest possible price – all in close consultation with you, of course.

Not only the price is an essential part of this agreement. Acceptance, moveable property, and the cancellation clauses to be included are also part of it. We are expert, professional negotiators without emotional involvement. Our strengths allow us to realise maximum results!

selling party. During this procedure, we will check whether the property is delivered in compliance with the agreements, whether everything is functioning properly, and whether all the documents related to the property are left behind by the selling party.

Subsequently, the documents will be signed at the notary, and you will receive the keys. If there are any problems following delivery, you can of course contact us.



# Why ZekerWonen?

The only regional acquisition specialist!

We don't sell!

We operate independently!

Only your interests matter!

We know the regional housing market!

Best purchase price guaranteed!

We get you the best possible deal!

Number one for property valuation and buying!

No cure, no pay!

Engaged, knowledgeable, clear,  
and quality guaranteed!

Your risk is covered with us!

# Valuation

One of our specialist areas is conducting valuations. There can be many different reasons for a valuation. The most common one is buying a house. In addition, when refinancing a mortgage, remodelling, or using home equity, a financier may also ask for a report. Whichever reason applies, it is important that you quickly receive a reliable valuation report that is accepted by all mortgage lenders.

Our valuers are registered in the NRV register. This is the number one register for property valuers. Our firm also meets the strict requirements of the NWWI (Dutch Home Value Institute); the Dutch institute that guards the quality of valuations.

These days, almost all mortgage lenders demand a valuation report validated by the NWWI. In order to continue to meet the institute's requirements, our valuers are constantly educated and evaluated.

***In short:***

***We are ZekerWonen, for your property valuation!***



Known from TV



*Enthusiastic about our approach? We are happy to take on your challenge.*

# ZEKER WONEN

Specialised buying agent

Willem de Zwijgerlaan 350 A / 1.3 F  
1055 RD Amsterdam  
M: 06 - 52 63 22 52

E: [info@zeker-wonen.nl](mailto:info@zeker-wonen.nl)  
[www.zeker-wonen.nl](http://www.zeker-wonen.nl)

Amsterdam office  
+31 (0)20 - 3030 600

Zaanstad office  
+31 (0)75 - 3030 068

Purmerend office  
+31 (0)299 - 748 024

*With ZekerWonen you will know for sure!*