

Enquiry form for the sale of your property



DG Vesta

Verkoop - Aankoop - Verhuur - Beheer - Expatservice



Completion instruction

This digital questionnaire is in PDF format. Once you open the questionnaire you will find behind the questions an opportunity to click on the available options and/or type in your answers. The questions that require a date or amount will be formatted automatically.

Once you have completed the form completely then you can save it and email it back to us. The form does not need to be signed yet, this will not happen until the property is sold.

Can't open the form or can't see the entry fields? You can open the documents and fill them out digitally with Adobe Acrobat Reader.

You can get this one here:

Windows / MacOS:

<https://get.adobe.com/nl/reader/>

iPhone / iPad:

<https://itunes.apple.com/nl/app/adobe-acrobat-reader-pdfs/id469337564>

Android:

<https://play.google.com/store/apps/details?id=com.adobe.reader>

This questionnaire was created because you, as the seller, are required to provide detailed information about your home, even if that information seems less favorable to the sale. The information list is intended to do nothing more than give form, substance and structure to the duty of disclosure on the part of you as the seller. The duty of disclosure does not extend beyond the fact that you, as the seller, at the time of the conclusion of the agreement, are to inform the buyer of what you know about the property. If defects, etc. are reported in a timely manner, your Broker can make sure that proper arrangements are made with the buyer. For example, you can agree that certain defects are entirely at the buyer's risk. If the defect is not discussed, you run the risk that the buyer will later hold you liable for it.

The list is intended to help you gather information about the property. Therefore, please fill out the list completely and truthfully.

The list is divided into Part A and Part B.

Part A includes questions about the financing of the property and is intended only for you and broker.

Part B contains questions about the condition of your home and can also be provided to the buyer, such as with the deed of sale.



Questionnaire for selling a home

PART A

1. Personal information

Surname: First names:	<input type="text"/>	Partner:	<input type="text"/>
Date/place of birth:	<input type="text"/>		<input type="text"/>
Profession:	<input type="text"/>		<input type="text"/>
Address: Zip	<input type="text"/>		<input type="text"/>
code/Location: Phone	<input type="text"/>		<input type="text"/>
mobile:	<input type="text"/>		<input type="text"/>
E-mail address:	<input type="text"/>		<input type="text"/>
Address of plot to be sold (fill in only if different from above address):	<input type="text"/>		

2. Married/registered partnership

	Yes	No	N/A
Are you married?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If so, are you married in community of property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If no, is there a registered partnership?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is or was the property to be sold occupied by both of you?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, do you have the permission of your spouse/partner to sell the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Cohabiting

Are you cohabiting unmarried?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is there a cohabitation contract between you and your partner that includes provisions for the sale or occupancy of the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Property acquisition

When did you take ownership of the property?

Which notary took care of the property transfer?

Name:

Address:

SS:

Phone:

5. Finance

	Yes	No
Is the property currently mortgaged? If so:	<input type="radio"/>	<input type="radio"/>
1 ^e mortgage: Name of bank:		
<input type="text"/>		
Amount of debt residual: <i>(amounts can be rounded to whole euros)</i>		
<input type="text"/>		
2 ^e mortgage: Name Bank:		
<input type="text"/>		
Amount of debt residual: <i>(This information is important in order to avoid unremitted mortgages on the property when it is transferred).</i>		
<input type="text"/>		
Has a bank announced its intention to proceed to foreclosure auction?	<input type="radio"/>	<input type="radio"/>
Has the property been seized?	<input type="radio"/>	<input type="radio"/>
If so, by whom, and on what basis:		
<input type="text"/>		
Is there bankruptcy, or suspension of payments of you, your spouse or partner?	<input type="radio"/>	<input type="radio"/>
If so, who was appointed receiver or trustee?		
Name:	<input type="text"/>	
Address:	<input type="text"/>	
SS:	<input type="text"/>	
Phone:	<input type="text"/>	



6. Estate on death

After the property was purchased at the time, did any of the owners pass away? **Yes No N/A**

If yes, are there any minor children?

Which notary public is handling/treating the estate?

Name:

Address:

Phone:

Is there a Certificate of Inheritance?

7. Estate in divorce

Was there a divorce after the property was purchased at the time? **Yes No**

If yes, has the property been assigned by means of a notarial deed of distribution (in case of community of property)?

If there is no deed of partition, on what grounds can you dispose of the property?

(For example: oral agreement, written agreement, covenant, notarized deed, arrangement between the two lawyers)

8. Signature

The undersigned declares that the foregoing questions have been completed truthfully.

Location:

Date: Signature:

Partner's signature:

Further information:



Questionnaire for selling a home

PART B

Address plot to be sold:

1. Details

- | | Yes | No | | No | Yes | No |
|--|-----------------------|----------------------------------|---|---|----------------------------------|----------------------------------|
| a. After you took ownership of the plot, were any other, if any, additional notarized or private deeds prepared with respect to the plot? | <input type="radio"/> | <input checked="" type="radio"/> | e. Do you have third-party land in use? | <input type="radio"/> | <input checked="" type="radio"/> | |
| | | | If so, which one? | | | |
| b. To your knowledge, have any oral or written agreements been made regarding adjacent parcels of land?
<i>(Consider arrangements for the use of a gate, shed, garage, garden, Multi-neighbor agreements, pledges, easements)</i> | <input type="radio"/> | <input checked="" type="radio"/> | f. To your knowledge, are there any rights on the parcel, such as leasehold, superficies, usufruct, easements, qualitative rights or obligations, chain clauses, preferential rights, option rights, rights of repurchase, installment plan, non-compete clauses, etc.?
<i>(e.g. right of way, 1st right of purchase provided to third parties, pending litigation, agreements regarding use of land to or from third parties, rentals, option clauses, etc)</i> | <input type="radio"/> | <input checked="" type="radio"/> | |
| If so, which ones are they? | | | | If so, which one? | | |
| c. In your opinion, do the current site boundaries deviate from the cadastral property boundaries? <i>(Consider also strips of land belonging to the municipality that you use, or land belonging to you that is used by neighbors.)</i> | <input type="radio"/> | <input checked="" type="radio"/> | | | | |
| If so, what does that deviation consist of? | | | | g. Does the Municipalities Preferential Rights Act apply? | <input type="radio"/> | <input checked="" type="radio"/> |
| d. Is part of your property, shed, garage or fence built on neighbor's land or vice versa? | <input type="radio"/> | <input checked="" type="radio"/> | h. Is there an anti-speculation clause applicable to the property? | <input type="radio"/> | <input checked="" type="radio"/> | |
| If yes, please elaborate: | | | | If so, for how long? | | |
| | | | | i. Is there a protected city or townscape? | <input type="radio"/> | <input checked="" type="radio"/> |
| | | | | Is it a municipal or national monument? | <input type="radio"/> | <input checked="" type="radio"/> |
| | | | | Is there an image-defining object? | <input type="radio"/> | <input checked="" type="radio"/> |



- | | Yes No NVT | | Yes No NVT |
|---|---|---|--|
| j. Is there land consolidation? | <input type="radio"/> <input checked="" type="radio"/> o. | Have improvements or repairs been mandated by government or utility companies | |
| k. Is there expropriation? | <input type="radio"/> <input checked="" type="radio"/> | or announced that have not yet been properly implemented? | <input type="radio"/> <input checked="" type="radio"/> |
| l. Is all or part of the property or land leased or occupied by others? | <input type="radio"/> <input checked="" type="radio"/> p. | Have any grants or premiums made in the past that could be used when the home is sold for part can be recovered? | <input type="radio"/> <input checked="" type="radio"/> |
| If so: | | | |
| - Is there a lease? | <input type="radio"/> | | <input type="radio"/> |
| - What portion is rented out? | <input type="radio"/> <input type="radio"/> <input type="radio"/> | | |
| <div style="border: 1px solid black; padding: 2px;">- What parts are covered by joint use?</div> | | | |
| <div style="border: 1px solid black; padding: 2px;">- Which items belong to the tenant and may be removed upon eviction (e.g., geyser, kitchen, light bulbs)?</div> | | | |
| <div style="border: 1px solid black; padding: 2px;">- Did the tenant deposit a security deposit? If so, how much?</div> | <input type="radio"/> <input type="radio"/> <input type="radio"/> | q. Has the property been declared uninhabitable or ever been declared uninhabitable in the past? | <input type="radio"/> <input checked="" type="radio"/> |
| <div style="border: 1px solid black; padding: 2px;">- Have you made any other arrangements with the tenants? If so, which one?</div> | <input type="radio"/> <input type="radio"/> <input type="radio"/> | r. Does the sale involve sales tax?
<i>(For example, because it is a former business immovable is good, or a residential home with a practice area, or because you have recently undergone major remodeling)</i> | <input type="radio"/> <input checked="" type="radio"/> |
| | | s. How are you using the property now?
<i>(For example, residence, practice, store, storage)</i> | |
| | | <div style="border: 1px solid black; padding: 2px;">Residence</div> | |
| | | t. In your and/or the municipality's opinion, is that use permitted? | <input checked="" type="radio"/> <input type="radio"/> |

- m. Are there any proceedings going on about the property before the court, the rent control board or another body?
(e.g., expropriation/issues with neighbors)
If so, which is/are they?
-
- n. Is there an objection to the WOZ value decision?
If yes, please explain:
-

- ### 2. Facades
- a. Is there (has there been) moisture penetration or persistent damp spots on the facades? If so, where?
-
- b. Are there any (repaired) cracks/damage in/on the facades? If so, where?
-
- c. Were the facades insulated during construction?
If not, were the facades subsequently insulated?
- d. Have the facades ever been cleaned? If so, by what method?
-



3. Roof(s)

Yes No NVT

- a. How old are the roofs?
 Flat roofs:
 Other roofs:
- b. Have you suffered (had) roof leaks?
 If so, where?
- c. Have past roof construction defects such as leaning, sagging, cracking, damaged and/or degraded roof sections been noted?
 If so, where?
- d. Have you already had your roof (partially) renewed or repaired?
- e. Was the roof insulated during construction? If not, was the roof insulated afterwards?
- f. Are the stormwater drains in order?
 If no, explanation:
- g. Are the gutters in order (e.g., leakage)?
 If no, explanation:

4. Frames, windows and doors

Yes No

- a. When was the last time the frames, windows and doors were painted?

 Was this done by a licensed painting company?
- b. Are all hinges and locks functioning?
 no, explanation:
- c. Are all keys present?
- d. Is there any insulating glazing?
- e. With insulating glazing, is there condensation between the glass?
 If so, where?

5. Floors, ceilings and walls

Yes No

- a. Is there (has there been) moisture penetration or rising damp on floors, ceilings and/or walls?
 If so, where?
- b. Is there (has been) mold growth on the floors, ceilings and/or walls?
 If so, where?
- c. Are there (repaired) or (hidden) cracks and/or damage in/to floors, ceilings and/or walls present?
 If so, where?
- d. Have problems occurred in the past gained with the finishes?
 If so, where?
- e. Is there (has there been) any defects in the floor construction, such as leaning, sagging, creaking, damaged and/or degraded floorboards?
 If so, where?
- a. Is there floor insulation?

6. Basement, crawl space and foundation

Yes No

- a. Is there (has there been) any foundation defects?
 If so, where?
- b. Is the crawl space accessible?
- c. Is the crawl space dry?
 Is there moisture penetration due to basement wall?
- e. Has the groundwater level changed noticeably in recent years or been subject to flooding?
 If so, has this led to problems in the form of water in the crawl space or basement?



7. Installations

Yes No NVT

- a. Is there a central heating system in place? a.
If so, what type of boiler is it and how old is it?

When was it last serviced?

2024

- b. Is refilling the central heating system more than once a year necessary? toilets, sinks and faucets well?
If so, how often?

- c. Are there any radiators that are not getting hot? c.
If so, which one?

- d. Are there any radiators or (water) pipes that are leakage? If
so, where?

- e. Are there any radiators or (water) pipes that have ever been frozen?
If so, where?

- f. Are there rooms that are not (properly) warm be? If
so, which one?

- g. In what year were the present chimney flues/flue drains last swept/cleaned?

- h. Is the draft of present chimney flues right?

- i. Has the electrical system been renewed? If
so, when and what parts?

3Phase connection 25KW

- j. Are you aware of any defects in the technical installations? If
so, which ones?

8. Plumbing and sewerage

Yes No

- a. Are there damages to sinks, shower, bathtub, toilets, sinks and faucets? If
so, which ones?

- b. Run the drains from sinks, shower, bathtub, toilets, sinks and faucets well?
If not, which ones don't?

- c. Is the property connected to the municipal sewer system?

- d. Are there (have been) any defects in the sewer system, such as fractures, odors, leaks, etc? If
so, which ones?

- e. Is there any other provision, such as a septic tank, cesspool or similar present?

9. Miscellaneous

- a. What is the year of construction of the home?

1958

- b. Are there any asbestos-containing materials in the residence present? If
so, which and where?

- c. Does the home retain tarps, glued or unglued, purchased between 1955 and 1982?

- d. Is there lead piping in the home? If so, where?



- Yes No N/A
- e. To the best of your knowledge, is the soil contaminated? If so, is there an investigation report?
- If yes, has the municipality/province imposed an investigation or remediation order?
- f. To the best of your knowledge, is there an oil tank present? If so, has it been remediated/removed?
- Is there a Kiwa certificate present?
- g. Is there a nuisance caused by pests in and around the home (mice, rats, cockroaches, etc.)?
- h. Is the home infested with woodworm, longhorn beetle, other pests or fungus?
- Has this infestation been treated before? If so, when and by what company?
-
- i. Is there any known chloride damage (concrete rot)?
- (Concrete rot occurs mainly in crawl spaces of homes built between 1965 and 1981 that have Kwaaitaal or Manta brand concrete floor elements. Other concrete elements of, for example, balconies may be affected)*
- j. Have renovations and/or additions taken place in and/or around the home?
- If yes, what renovations/additions, in what year and by what company were they performed?
- k. Have renovations or additions been made without an environmental permit (formerly building permit)?
- l. Do you hold an energy performance certificate? If yes, which label?

10. Fixed charges

- a. How much did you pay for the last property tax assessment?
- About which fiscal year?
- b. What is the WOZ value?
- What is the survey year?
- c. How much did you pay for the last assessment of water taxes?
- About which fiscal year?
- d. How much did you pay for the last sewer fee assessment?
- About which fiscal year?
- e. What advance amounts do you pay monthly to utilities? Gas
- Water
- Electricity
- city
- District heating Block heating
- Yield of solar panels per year
- f. Are there leases? Yes No
- (e.g. kitchen, window frames, central heating boiler, etc.)*
- If so, which one?
- How long do the contracts run?
- g. Is there a leasehold or superficies? y No NVT
- If so, how high is the canon per year?
- Have you paid all the canons?
- Is the canon redeemed? If yes, until when?
- h. Do you have all the municipal taxes you owed have already been paid?
- Are there variable amounts for common-shrine gates, driveways or grounds? If so, how high and for what purpose?
- i. To park on the street, do you need a parking permit?
- What is the cost for this parking permit per year?



11. Guarantees

Are there current maintenance contracts and/or warranty arrangements transferable to the buyer such as roofing, central heating system, double glazing, etc.?

Yes No N/A

If so, which one?

SUBJECT

Seller(s) declare(s) all facts known to him/her in this form. Seller is aware that in case of incorrect and/or complete statement of facts the buyer has the possibility to claim damages under the Civil Code. The Seller declares that, until the notarial delivery, he/she will occupy and maintain the property in a way that is considered usual in society.

The undersigned declares that the foregoing questions have been completed truthfully:

Location: Eindhoven

Date: 29/03/2024

Signature: 

Partner's signature: 

Further information (for example, other things you think the buyer should know):

Buyer can take over the energy contract which is valid until 2026 taken from Essent and the rates are low compared to the current rates as the agreement was signed in 2021



The seller's word!

Additional information about your home and living environment

Tell us; What is special about your home?

What appeals to you? Why did you fall for this property? What would you like to convey to your viewers?

Describe how you experience living on your street/neighborhood:

How is your contact with neighbors? For example, are there fun activities together (club, barbecue, sports oid)?

What can you tell a bit about the facilities in the area?

For example, shopping facilities, restaurants, public transportation, education, sports facilities?

Do you have any tips for viewers?

For example, nice restaurants, the best shopping center, a good experience with an elementary school, a friendly sports club:

Your home in a nutshell:

List in 5 keywords what typifies your home:

Thank you! Your potential buyer will thank you for this valuable information.

