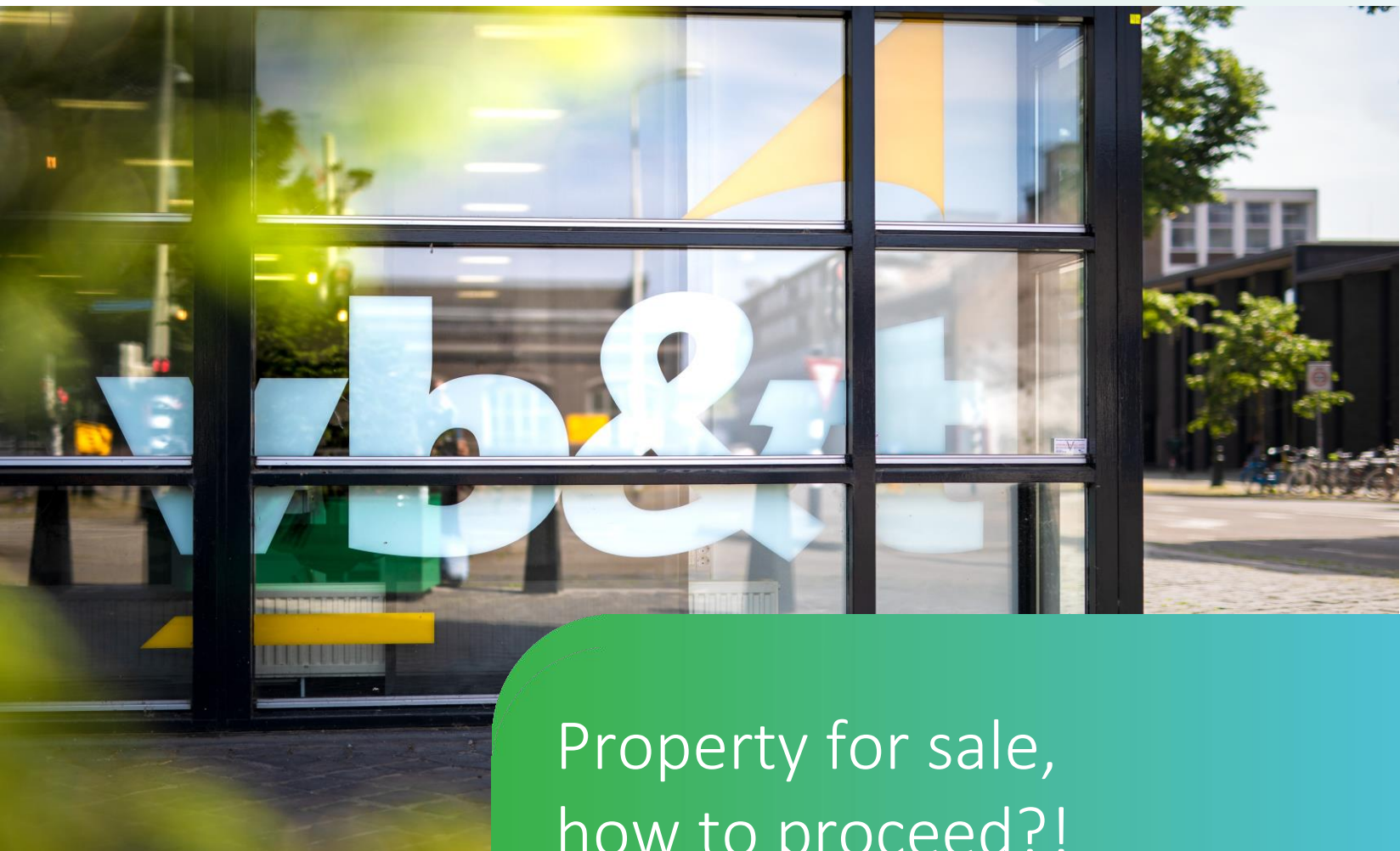




Makelaars



Property for sale,
how to proceed?!

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Preparations

In a while, your property will appear on our website, vbtmakelaars.nl, and Funda. Before the property can be admired there, there is still a process to follow. From now on, as also mentioned in the service order, we will engage a number of products and services depending on your choice of package.

The IDD (Individual Digital File)

The login details for this have now been emailed to you. In the IDD, you can track the progress of the sale of the property, complete the list of matters and questionnaire, as well as supply documents we need for the sale of the property (depending on package choice). You will also find the appointments for a viewing here. After the viewing, the estate agent will also provide feedback on this. You have already received a detailed manual of the IDD environment from us.

What do we need?

As we indicated, we need a number of documents from you in order to continue with the preparations for selling the house. This ensures that we have a complete file on the property. We can then get started with the preparations, but also use these documents when drawing up the final deed of sale. Without these documents, we unfortunately cannot proceed.



Getting the house ready for sale

We will give an assignment to the company Zibber after the service order is signed. They will contact you to schedule an appointment with Zibber. With the 'Easie Premium' package, Zibber will first provide you with advice and tips on how to present the property in the most attractive way possible.

During the photo appointment, photos will be taken. The number depends on the package choice. For a more extensive package, 360° photos and/or a video may also be taken. If possible, a structural engineer will come along at the same time to measure all the rooms for the measurement report and any floor plans. These floor plans will be furnished with furniture. The arrangement of this furniture is always a free choice and will not always correspond to the current situation.

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Completing the list of items

Lamps, cupboards, lighting, garden tools and all items that are not attached to the house are called movable property. In the IDD, you can fill in the list of items under the button 'the house I am selling', and then at the bottom right. In it, you can indicate which movable items will remain in the house, which you will take with you or which can be taken over by the buyer. This list will also be placed in the brochure and attached to the deed of sale once the property is sold.



Filling in the questionnaires

In the IDD, under the list of items, are the questionnaires. Completing this list is a legal obligation for the seller. A buyer will be informed about the property as fully as possible through the questionnaire. Take your time to review this questionnaire carefully and also fill it in truthfully. If you don't know an answer, contact the estate agent. They can help you with this.



Required documents

Energy label. From 1 January 2015, the government has made the energy label compulsory when selling or letting a property. You can request this via www.energielabelvoorwoningen.nl (for multiple owners, the oldest owner can request the label). You will need your DigID login details for this. Don't have an energy label yet? Please let your estate agent know. vb&t can have this done for you.

We will then add the energy label to the property on Funda. After all, a potential buyer can use this label to see how energy-efficient the house is. Funda then also ensures that the property receives a higher ranking.

The final energy label is transferred to the buyer at the notarial transfer. The notary will also ensure that this energy label is present.



Additional documents (flats only)

For a flat, the documents of the Owners' Association (VVE) are necessary. Once a year, these are drawn up by the VVE and sent to you. You may even have received login details from your VVE, where you can download these documents yourself.



The house text and floor plans

With package Easie Together, you make the house text yourself. Please add Word document in the IDD. With the Easie Relaxed and Easie Premium packages, the estate agent will create the property text and send it to you for checking. You can also find this text in the IDD. Read it carefully and pass on any comments/additions to us. If the text is approved, we would also like to hear from you.



Use your own network

Perhaps your best friend has heard from someone that they like your property. So a buyer may be closer than you think. Tell a few people about the sale, or put the property on your Facebook page, Instagram or X. Via Funda or our website, you can easily share the property on various social media channels.

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The key!

We are happy to start viewings! Of course, we will then need the key. You can either bring this to our office or give it to the estate agent. We will keep it with care. You will receive an email as a reminder.

What we will do

Once we have received all media products from the photographer, all necessary listings and documents have been placed in the IDD by you and the sales text has been created and approved, we can start registering the property.

With the Easie Premium package, a digital brochure will be created first. Our hospitality managers know better than anyone how buyers view a property, which is why a brochure may differ from your own vision of the property. Of course, the brochure will first be emailed in draft form for checking.

Online

The property will be placed online on our website and on Funda. Since a property is viewed best in the first few days after the application, going online well is crucial!

We choose to list the property properly in one go. This gives house hunters a good first impression of the property. We see this reflected in the viewing requests. We try to put your property online as quickly as possible, but good work takes care and time. We also depend on external parties such as the stylist and photographer. You should therefore allow for a lead time of about 10 days. When the property is placed online, we will let you know by means of an e-mail. Our estate agent will come and place a sign in the period around the property going live. Depending on your choice of package, this will be a v-sign or a garden sign. If you do not want a sign, we would also like to hear from you.

Specialists

We work together with various specialists in our office who ensure that your house is presented in the best possible way. The estate agent is a sales specialist and your permanent point of contact for a successful sale. The customer-oriented hospitality managers take care of the administrative work involved in selling your home. They schedule the appointments, make sure the property is placed online and are the first point of contact for questions or comments.

Like the face with the voice? Feel free to drop into our office for a cup of coffee!

We hope the above gives you sufficient insight into the steps we will be taking with you in the coming period. With the ultimate goal of successfully selling your home.

Do you still have questions or is there something not clear? We are at your service!