

# ***TO PURCHASE***

## ***a property or an apartment***



**T**he Estate agent has thorough knowledge about the local market and well established contacts with banks, creditors, inspectors, building engineers and other estate agents and will professionally help you to your new home.

The Estate agent has set up a description of the property; the basis for this is the information from the person selling. Main issues concerning the standard of the property, age and size are in focus, information about mortgage and easement status of the property as well as current loans, which should be taken over when the property is sold. Other information interesting and necessary for the purchaser may be included.

### **Duty to examine**

When you purchase a home you have to examine it, therefore always is to listen to the Estate agents advice about thoroughly examining the property.

If you don't have the necessary knowledge required, you can hire a professional who will do the job in your place.

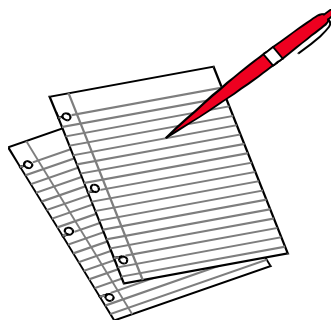
You may not at a later date raise demands towards the seller about defects that you should have realised when and if you had done a proper examination.

In cases with assignment for apartments you automatically become a member in an economical association with joint responsibility for assets and debts. It is worth paying attention not only to the standard of the property but also the economy and future plans in the association.

### **Calculation of housing cost**

When you have found a property the Estate agent makes a calculation of housing cost for you. It is essential that you leave as detailed information about your economy as ever possible. The calculation serves as an instrument for you to enable you to decide whether your economy allows you to purchase and it also serves as a base for best loan and finance solution.

It is the calculation that makes the base for your possibilities to take loans.



***Bear this in mind - it is the seller who decides, not the Estate agent, about who should purchase.***

### **Finally**

When there is an agreement between seller and buyer about the transaction, the Estate agent then establishes the correct and essential documents such as purchase agreement, bill of sale and payment allowance.

It is essential that you have the trust in the Estate agent and that he/she makes you feel safe and content all the way along the transaction.

If there is any uncertainties concerning your property transaction you may with no hesitation ask your Estate agents advice and get the information you require.

***Good luck in your new home!***