

## REGISTRATION AND ALLOCATION

### INTRODUCTION

Thank you for expressing your interest in the Briljant aan de Amstel properties. It is our pleasure to explain the procedure from registration through to allocation.

### SALES EVENT

The sales events will take place on Saturday, September 7th and Wednesday, September 11th, 2019. You have registered for the event.

### REGISTRATION

You can register for a property starting from September 7th, 2019. To do so, please log on to your personal account on the Briljant aan de Amstel website. The digital registration form is in your account. The properties have fixed prices which are listed on the Price List document. Registrations can be submitted until 2:00 pm on Monday, September 23rd.

The time of your registration during the period from September 7th through 23rd is not relevant. You may revise your form until the registration closes.

The properties will be allocated to candidate-buyers from Wednesday, September 25, 2019. Properties will be allocated to the most suitable candidates. In the event of extreme interest in a property, the seller retains the right to initiate a tender process.

### ALLOCATION

Starting from Wednesday, September 25, 2019, VOF NieuwerAmstel will select a preferred candidate for each property. If you have been selected for property of your choice, you will be contacted by telephone and invited to attend a purchase meeting at the office of Broersma Nieuwbouw or & Bijleveld Makelaardij in Amsterdam. Should we be unable to offer you a property, you will be informed by email no later than October 1st. You will remain a reserve candidate for the property/properties for which you have registered. If the first candidate decides not to proceed with the purchase, the next reserve candidate on the list will be approached.

### CONDITIONS FOR REGISTRATION

- Registrations are based on the layout of the property, as indicated on the property floorplans given in the brochure. Wishes with respect to floorplan revisions will be discussed with the sales advisor of the construction company following purchase;
- Every property includes an optional additional purchase of a parking space. There is also a limited number of additional parking spaces for cars and motorcycles available. On your registration form, please indicate the number of parking spaces you wish to purchase with the property. The purchase price of the property given in the price list does not include a parking space;
- Registrations must be irrevocable, with the exception of a potential financing contingency. This means that no further contingencies can be included in the purchase and/or contract agreement;
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- In the event that you have indicated on your registration form that your purchase is not contingent on your ability to secure financing, the purchase and contract agreement will be drafted accordingly;
- All registrations will be dealt with confidentially. No further information will be given regarding the registrations and the decision-making process. VOF NieuwerAmstel retains the right to allocate or not allocate a property at its own discretion;
- Registrations are limited to one per future household. Double registrations will be excluded from allocation;
- Only completed registration forms will be accepted. Upon completion of your registration, you will receive a confirmation by email;
- Registration for a property can only be submitted digitally via your personal account via the website. If you need assistance, please contact one of the realtors o Broersma Nieuwbouw or &Bijleveld Makelaardij.

### GROUND LEASE

The land for the Briljant project has been issued into perpetual ground lease by the municipality of Amsterdam. The current lease period came into effect on 16-12-2012. Given prices do not include the annual ground lease payment. The annual ground lease per property is given in the document "overview ground lease and service charges" which you will receive with the Briljant Price List. This document also lists the ground lease settlement premium for the remainder of the current ground lease period.

### THE PURCHASE/ CONTRACT AGREEMENT

Following the purchase meeting, the realtor will schedule an appointment with you to sign the purchase agreement and the contract agreement. The purchase agreement obliges VOF NieuwerAmstel to transfer title of the apartment right and where applicable the parking space(s). The contract agreement obliges the construction company to complete the building and the apartment, and the agreements include the obligation for you to fulfil payment of the purchase price and the construction sum. Where applicable, the signed agreements can be used by you to apply for a mortgage loan.

The contract agreement will be drafted in accordance with the standard agreement of Woningborg. Consequently, the contract agreement is subject to the Woningborg guarantee and warrantee scheme. An explanation of this guarantee/ warrantee is given in the brochure that you will receive with the contract agreement. Once the agreements have been signed by you *and* VOF NieuwerAmstel/ the construction company, you will receive a copy of both. The original agreements will be sent to the civil-law notary, so that he/she can prepare the notarial deed of transfer.

### PAYMENT OF THE PURCHASE PRICE

The price of a newly built property is comprised of two components:

- the purchase price of the apartment right, the so-called land price, including all associated costs for the design and preparation of the project;
- the construction sum.

Upon the notarial transfer, you will fulfil payment of the purchase price and any due construction installment(s) in addition to any due (construction) interest. The construction sum is paid in installments over the course of construction. When construction reaches specific milestones, you will receive an

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installment invoice. The purchase/ contract agreement will specify the amounts for the purchase sum and the construction sum.

### MEETING WITH THE CIVIL-LAW NOTARY

During the period specified in the purchase agreement and the contract agreement, civil-law notary office Lubbers & Dijk will schedule an appointment with you to sign the deed of transfer and where applicable, the deed of mortgage. Drafts of both deeds and the completion statement will be sent to you prior to this meeting. The notarial transfer will take place by means of signing the deed of transfer at the civil-law notary's office.

### DESIGN REVISIONS

Buyers have the option, be it with certain limitations, to revise the original layout of the property. Any revisions will be coordinated by the sales advisor of the construction company who will serve as your direct contact following purchase. More information about this process can be given by the realtor.

If you have any questions, please contact one of the realtors.

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