



# REGISTRATION AND ALLOCATION

Version: March 11. 2020

Thank you for your interest in the High End properties. Please find an explanation of the registration and allocation process below.

## REGISTRATION PROCESS

Online you can express your interest in purchasing a property. To do so, please log on to your personal account on the High End website. The digital registration form is in your account. The properties have fixed prices, given in the Price List document. You may indicate multiple property preferences.

It is important that you sign the digital form, your signature is necessary to complete the registration. Once your registration has been completed you will receive confirmation by email. We will contact you if we can offer you one of the properties of your choice. You are invited for a purchase interview at the office, Broersma Nieuwbouw, Koningslaan 14 in Amsterdam. If we are unable to offer you a home in the first instance, then you are a reserve candidate for the homes for which you have registered.

## REGISTRATION CONDITIONS

- Registrations are based on the layout of the apartment as depicted on the floorplans given in the brochure. Wishes regarding customization may be discussed with the contractor's buyer consultant following purchase.
- The purchase price includes notary fees and land registry expenses related to the transfer of ownership. Potential additional costs associated with a mortgage deed (notary and land registry) will be for the expense of the buyer.
- One designated parking space is offered for sale with every apartment. Following allocation of the apartment, this parking space will be offered to the buyer for the price given on the price list. The apartment prices on the price list and the online registration form do not include the parking space.
- If you have indicated on your digital registration form that you do not wish to include a financing contingency, this will be noted as such in the purchase and contract agreement.
- Registrations are confidential. No further information will be disclosed regarding the registrations nor the decision-making process. Kraaipan Ontwikkeling retains the right to allocate or withhold allocation at his own discretion.
- Every future household may submit no more than one registration form. Double registrations may be precluded from allocation.
- Only completed registration forms will be accepted. You will receive a confirmation email when your registration has been completed.
- Registration for a property may only take place digitally on your personal account on the High End website. Should you need assistance, please consult a Broersma Makelaardij real estate agent.

## GROUND LEASE

The land on which High End will be built was issued into ground lease by the municipality of Amsterdam. Given prices include 50-year prepaid ground lease. You cannot choose to pay an annual lease. The parking garage is also built on land issued into ground lease by the municipality of Amsterdam.

## PERPETUAL GROUND LEASE

For the apartments, leaseholders have the option to switch from continuous to perpetual ground lease. The municipality of Amsterdam offers a transitional arrangement. Favorable conditions applied for applications submitted in 2019. In order to allow future owners to benefit from these favorable conditions, the project developer submitted applications for proposals regarding perpetual ground lease on behalf of all future owners. The proposals themselves are not yet available, but all rights pursuant to the application are transferrable.

## THE PURCHASE AND CONTRACT AGREEMENT

Following the purchase meeting we will schedule an appointment for the signing of the purchase and contract agreements. Both agreements have already been prepared by the project notary. Prior to the signing meeting you will receive a draft. With these drafts, you will also receive the attachments to the contract and all further relevant



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documents. The purchase agreement is the legal documentation of the purchase. The contract states the details of the seller, the buyer and the land registry registration details of the property, in addition to the guarantees and the conditions under which the purchase is established. The purchase agreement obliges Kraaipan Ontwikkeling to transfer the apartment right and, where applicable, the parking space. The contract agreement obliges the contractor, Vink Bouw, to complete construction of the building and the apartment. The agreements oblige you to fulfil payment of the purchase price and contract sum. The signed agreements can be used to secure, where necessary, a mortgage loan. If you have indicated such in your registration, a financing contingency can be included in your agreements.

## GUARANTEE

The contract agreement will be drafted in accordance with the standard agreement of Woningborg. Consequently, the contract agreement falls under the terms of the Woningborg guarantee and warrantee. An explanation of this guarantee is given in the brochure that you will receive with the contract agreement. After the agreements are signed by you *and* Kraaipan Ontwikkeling / Vink Bouw, you will receive copies. The original contracts will be sent to the notary so that the notarial deed of transfer may be prepared.

## PAYMENT OF THE PURCHASE PRICE

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

- the purchase price of the apartment right, the so-called land costs, including all associated costs for the design and the preparations of the project and prepayment of the ground lease;
- the contract sum.

Upon closing of the notarial deed of transfer, you will pay the purchase price and any contract installments that have become due, in addition to payable (construction) interest. The contract sum is paid in installments over the course of the construction period. Upon reaching pre-determined milestones, specific installments will be invoiced to you. The purchase and contract agreements will specify the purchase price, the contract sum and the installments.

## NOTARY APPOINTMENT

Within the term specified in the purchase agreement, notary firm Brummelhuis will schedule an appointment with you to sign the deed of transfer, and where applicable, the mortgage deed. You will receive drafts of both deeds and the completion statement prior to the closing appointment. The notarial transfer will take place by means of signing the deed of transfer at the notary's office.

## DESIGN REVISIONS

The original design of the apartment may be altered, within certain limitations. Any desired changes may be discussed with the contractor's consultant who will serve as your direct contact following purchase. The realtor can provide more information about this process.

If you have any further questions, please contact:

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