

Property seller's expenses:

Before the transfer contract, various documents must be gathered. From there arise various expenses for the property seller.

Seller Expenses:

1. Engineer's fee for the Electronic building identity (EBI)
2. Remuneration of a mechanical energy inspector for drawing up the property's Energy Performance Certificate.
3. Cadaster extract (diagram and sheet) from the Cadaster service, if the property is located in an area included in the Cadaster.
4. Attorney's Fee. The representation of a lawyer is not mandatory for the seller of a property from January 1, 2014. However, if the seller wishes the help of a lawyer, the fee is agreed between them and is of the order of 1% for purchases up to 44,000 euros and 0.5% for more, plus 24% VAT.
5. Engineer surveyor's fee for drawing up a new topographical diagram (if required and if there is no recent one).
6. Broker's fee. The broker's fee concerns the suggestion of the property and not any negotiation, it is free and negotiable and is not subject to legal minimum limits. In practice, the general rule is that for the purchase and sale of real estate, the contracting parties pay the broker 2% each.
7. Payment of property bills and debts. Payment of utility bills (Electricity, water supply, natural gas, etc.). There may also be costs for the payment of TAP, ENFIA, etc. in case the surface area of the property is not correctly declared.

Property seller's fees, with the exception of attorney & real estate agent fees, must be paid prior to the sale. For this reason, appropriate financial planning must be done in the amount of the advance payment.

Regards,

INVST Real Estate