

# Sud

AMSTERDAM

## Instructions for registration

Thank you very much for your interest in the apartments in the new construction project Sud. With these instructions we would like to explain the procedure of registration and allocation.

### Registration procedure

You can show your interest in an apartment starting from the moment of sale on June 7, 2018. You can make use of the digital registration form on the website for this purpose. The registration closes on **Monday June 18, 2018, at 9:00 o' clock in the morning**.

A number of rules apply:

- For your preferences you select the address with accompanying type, as this is also displayed in the house finder on [www.sudamsterdam.nl](http://www.sudamsterdam.nl). An offer above the purchase price may increase your chances to get a home. The asking price is the minimum offer that you can make;
- The division of the homes is done on the basis of allocation by seller COD;
- Only the person(s) mentioned on the form can make the purchase;
- You can only submit one single preference form for each future household. Double registrations are excluded from allocation;
- Only fully completed preference forms are accepted;
- The purchase of a parking spot is not mandatory. The purchase price of the parking spot is additional on top of the final purchase price of the concerning apartment;
- Registration forms can only be submitted digitally through the website of Sud: [www.sudamsterdam.nl](http://www.sudamsterdam.nl). If you need help for this then you can contact one of the selling brokers.

### Bidding rules/conditions

- Bids are made on the basis of the standard/basic layout of the home, as it appears on the sale drawing as presented. Any variants or other adjustments to the home desired by you fall outside of the bid and are held to be separate from the purchase and purchase price of the home;
- If a home is offered to you, then this will be done on the basis of the bid made by you;
- If you have indicated not to want to make use of reservation for the financing, then this reservation is also deleted from the purchase and contracting agreement if you would proceed to the purchase;
- Bids should be irrevocable, except for any financing reservation you may desire conforming to the purchase/contracting agreement of this project. This means that no other and/or additional conditions will be included for your benefit;
- No further announcements will be made about the amounts of the bids that are made or about the decision-making process. All bids are treated confidentially;
- COD reserves the right to award or not to award. In addition, COD has the right to cancel the registration.

## The allocation

The digital system charts the preferences and any bids. COD will select a preferred candidate for each construction number. These candidates will then be invited by one of the involved brokers for a purchase conversation. If the first candidate decides not to make a purchase, then a new candidate is approached.

If the house of your choice is offered to you, then you will be called no later than **June 22, 2018**, and invited for a purchase conversation at the office of Broersma Nieuwbouw or Eefje Voogd Makelaardij. If we are unable to offer you a house in first instance, then you will be notified of this by e-mail **no later than June 25**. You will then be a reserve candidate for the construction numbers for which you have registered.

## The purchase/contracting agreement

By signing the purchase/contracting agreement, COD commits to the completion of the land and any parking spot(s) belonging to it and the construction company commits themselves to the construction of the building and the house, while you commit to the payment of the purchase and contracting price. The signed agreement can be used to apply for a mortgage loan, if necessary. The purchase/contracting agreement will be drawn up conforming to the model agreement of SWK. This way the agreement falls under the SWK warranty and guarantee scheme. Further explanation of this guarantee scheme can be found in the brochure "SWK garantie en waarborgregeling 2014" (Eng: SWK warranty and guarantee scheme 2014) which you will receive along with the purchase/contracting agreement. After the agreement is signed by you and COD/the construction company, then you will receive a copy of it. The original will be sent to the civil-law notary, after which he will be able to prepare the notarial deed of transfer of ownership.

## To the civil-law notary

Within the period specified in the purchase/contracting agreement, the civil-law notary will make an appointment with you to sign the deed of delivery and possibly the mortgage deed. The concepts of both deeds and the memorandum of settlement are sent to you in advance.

## Additional work and less work

It is possible to make changes to the original design of the house. Any adjustments are coordinated by the buyer's consultant of Interplan, who is your direct contact after the purchase. After the purchase you will receive an invitation for a conversation. On the basis of the list of choices of additional work and less work you will have an idea of the possibilities. This list of choices is part of the documentation that can be downloaded from the project site [www.sudamsterdam.nl](http://www.sudamsterdam.nl) and you will receive it at the purchase conversation.

It is not possible to have work activities performed by third parties during the construction.

## Payment

### Freehold ('vrij op naam')

The house is sold '*vrij op naam*' (Dutch concept comparable to the concept of freehold), on the basis of annual payment of the indexed ground rent. This means that the expenses mentioned on the price list related to the purchase of a house are included in the price.

You yourself have the choice to select a fixed leasehold ground rent for a period of 10 or 25 years, or to pay the leasehold ground rent for a period of 50 years.

### Term arrangement

The purchase and contracting price consists of:

- the purchase price for the land, the so-called land costs, including the costs to be counted with this;
- the construction costs/contracting sum.

For the notarial delivery you pay the land costs and any expired construction instalment payment(s) as well as any (construction) interest due. The contracting sum is to be paid in instalments during the construction period. Each time the construction has advanced to the extent that an instalment period has expired, you will receive an invoice. The division of these instalments is specified in the purchase/contracting agreement.

### **Transfer of ownership**

The notarial delivery occurs by signing the deed of delivery at the civil-law notary. The final date of notarial delivery is noted in the purchase/contracting agreement, which should also take into account the validity duration of the mortgage offer.

*No rights can be derived from these instructions or from the registration form.  
Subject to changes.*