



## BUYERS INFORMATION



A project carried out by HOME Pietermaai District BV

Visit address: Pietermaai 25, Willemstad, Curacao. Tel. +5999-5286118

Postal address: Pietermaai 18, Willemstad, Curacao

February 22, 2024

# Table of Contents

1. PURCHASE .....	5
1.1. Purchase Agreement .....	5
1.2. Project notary.....	5
1.3. Contract documents .....	5
1.4. Buyer's Costs .....	6
1.5. Transfer of Ownership .....	6
1.6. Financing the Purchase.....	7
1.7. Payment Term Arrangement .....	7
1.8. Residence Investment Permit Program.....	8
1.9. Purchase by Non-Residents .....	8
1.10. Payment Terms.....	8
1.10.1. Which currency applies to the transaction.....	8
1.10.2. Risks .....	9
1.10.3. Securities pre-construction/performance guarantee .....	9
1.11. Frequently asked questions .....	10
1.11.1. What are dissolving conditions?.....	10
1.11.2. What are suspensive conditions? .....	10
1.11.3. What is the cooling-off period? .....	10
1.11.4. When does construction start / when is delivery scheduled? .....	10
1.11.5. When are we going to the notary? .....	10
2. GENERAL INFORMATION.....	11
2.1. Living in the historic city center .....	11
2.2. Environmental noise exposure .....	11
2.3. Entrance on the west side.....	11
2.4. Entrance on thee east side.....	11
2.5. Visitors arriving by car or on foot.....	12
2.6. Rental pool .....	12

2.7.	Home Owners Association (HOA) .....	12
2.8.	Parking .....	12
2.9.	Storage .....	12
2.10.	Insurances .....	13
2.11.	Security .....	13
2.12.	Fire alarm system .....	13
2.13.	Connection to Utility Companies .....	13
2.14.	Personal data.....	14
3.	TURNKEY AND CHANGES/ADDITIONAL WORK .....	14
4.	SHOWROOMS.....	15
4.1.	Kitchen .....	15
4.2.	Sanitair .....	15
4.3.	Tiles .....	15
4.4.	Casco toilet and bathroom .....	16
4.5.	Lighting and fans .....	16
4.6.	Wash machine and dryer connection.....	16
4.7.	Closing dates .....	16
4.8.	Airconditioning.....	16
5.	WEBSITE, VIEWING MOMENT, PREVIEW AND DELIVERY.....	17
5.1.	Inlog website.....	17
5.2.	Buyer's viewing moment .....	17
5.3.	Planning.....	17
5.4.	Preview day.....	17
5.5.	Delivery day.....	18
6.	CLOSING WORD.....	18

7. ERRATA/ADDENDUM .....19

8. PARTICIPANTEN .....19

9. SIGNED FOR SEEN AND RECEIVED .....19

## 1. Purchase

### 1.1. Purchase Agreement

When you decide to proceed with the purchase of a property, this is documented in a purchase agreement. In this agreement, the developer commits to building and delivering the property, while you commit, among other things, to paying the purchase price in installments.

Once these agreements are signed by the buyer and developer, both parties receive a copy. The original goes to the notary. Using the original, the notary prepares the deed of transfer of the apartment right.

### 1.2. Project notary

The project notary is Mr. André Gosselaar of STAAT Notariaat. The project notary takes care of the division into apartment rights, the transfer of the apartment, and the release of the delivery period to the developer. This office is located in Curaçao at Mercuriusstraat 15.

Contact information: Phone: +5999 462 81 11

Email: [gosselaar@nphuang.com](mailto:gosselaar@nphuang.com)

### 1.3. Contract documents

Below are the documents that will be part of the purchase of the house.

- Purchase Agreement
- Construction Drawings
- Floor Plan(s)
- Technical Description
- Personal Obligations
- Buyer's Information

#### 1.4. Buyer's Costs

The purchase price of the house is based on "buyer's costs" and excludes OB (turnover tax). This means that the following mentioned costs associated with acquiring a property are not included in the purchase price (not exhaustive):

- Notary fees for the transfer deed;
- In the case of a mortgage, notary fees for the deed and bank closing costs;
- Premium for building and/or risk insurance;
- Potentially pre-paid life insurance premium;
- 6% turnover tax on the construction installments;
- Local government levies, such as property tax;
- Connection costs for internet/telephone, etc.;
- Furniture, household appliances, and inventory for bedrooms, kitchen, etc.;
- Lighting fixtures, excluding recessed spots that can also be used as a connection point for a fan;
- Monthly contribution to the Homeowners' Association (HOA).

Costs included are:

- Land costs;
- Construction costs;
- Architect and structural engineer fees;
- Real estate agent commission/selling costs;
- Fees for obtaining the building permit;
- Cadastral survey;
- Kitchen, tiles, and sanitary items as described in the buyer's information;
- Air conditioning in each bedroom and living room;
- One-time connection costs for water, sewage, and electricity.

#### 1.5. Transfer of Ownership

This occurs through a so-called "deed of transfer" at the notary. The purchase agreement specifies the final date of transfer, taking into account the validity period of the mortgage offer if applicable. Before the notarial transfer date, the notary will send you a settlement statement indicating the total amount due on that date (including additional costs). The statement also mentions the amount the notary will receive from your lender and the amount you must transfer to the notary on time.

After the notarial transfer, you will receive invoices for the due installments by email. You need to forward these, within the specified period and with your signature, to your lender, who will ensure payment within the specified period.

From the transfer date, you start paying mortgage interest during construction. In Curaçao, it is customary to pay only interest during construction, and at the time of completion, the construction financing is converted into an annuity financing, where you pay both interest and principal.

The mortgage amount remaining in escrow must be equal to the construction installments still due from the transfer date. If this is not the case, any shortfall must be supplemented from your own funds.

On the transfer date, generally, two deeds are signed: the deed of property transfer and the mortgage deed.

### 1.6. Financing the Purchase

Both residents and foreigners, as well as non-residents, can apply for a mortgage financing from a local bank. Your sales advisor can inform you about the options and refer you to a financial advisor.

HOME collaborates with independent mortgage advisor Roos Sinot Winkel.

Contact information:

Phone: +599 9 686 75 17

Email: [info@morethanmymortgage.com](mailto:info@morethanmymortgage.com)

Website: [morethanmymortgage.com](http://morethanmymortgage.com)

### 1.7. Payment Term Arrangement

The payment of the purchase price is invoiced in installments: an initial installment of 10% is due upon signing the purchase agreement, and 30% upon transfer of the apartment right to the buyer. Subsequently, 55% of the purchase price is invoiced in installments corresponding to the progress of construction, and finally, a final installment of 5% is due upon completion.

The construction installments, totaling 60%, are currently included as indicative in the purchase agreement. In due course, we will provide the final installment details as we depend on the installments the contractor will bill us.

The last construction installment of 5% and any additional work must be paid or settled before completion. If payment is not made on the day of completion, the keys will not be handed over. Distribution of additional work installment is 25% upon ordering / 75% before completion.

Invoices will be sent by email.

## 1.8. Residence Investment Permit Program

Investors can provide a tangible economic benefit to Curaçao. To facilitate the stay of affluent investors who wish to reside on Curaçao for 6 months or more per year, the government of Curaçao has issued the Investor's Permit Guidelines 2014. The guidelines outline the conditions for the permit, allowing you to determine if this scheme applies to you.

The purpose of the Investor's Permit Guidelines is to facilitate investments in Curaçao (including real estate purchases or business investments) by affluent foreigners contributing to our economy.

In summary:

- If you make an investment of at least US\$ 280,000, you may qualify for a residency permit for a period of 3 years, renewable if circumstances remain unchanged.
- With an investment of US\$ 425,000, you qualify for a 5-year residency.
- With an investment of US\$ 850,000, you qualify for an indefinite residency.
- Learn more about this on the following website: Curaçao Investor Permit Program

## 1.9. Purchase by Non-Residents

Non-residents can become owners of an apartment in HOME without restrictions. Property tax rates (Onroerendezaakbelasting or OZB) are the same for everyone. You can find more information on this on the tax authority's page: Introduction to Property Tax

If you want a clear overview of other costs and assistance in evaluating your tax position when purchasing and/or renting an apartment, we recommend contacting a (local) tax consultant. The project utilizes the services of EY Caribbean.

## 1.10. Payment Terms

### 1.10.1. Which currency applies to the transaction

The purchase price of the apartment is stated in US dollars. The exchange rate of the Netherlands Antillean guilder (currency of Curaçao) is pegged to the US dollar.



### 1.10.2. Risks

As a buyer of an apartment in HOME, you are acquiring an apartment right in a complex that is yet to be realized. You have a agreement with the developer, who will build your apartment turn-key. The developer, in turn, has a construction agreement with the contractor. In the extreme case where the contractor would (theoretically) go bankrupt, the developer will ensure that another contractor completes the building. The following points should be noted:

- The selected contractor is a reputable entity in Curaçao with reference projects to its name.
- The buyer pays the construction installments afterward, so the contractor finances the work in advance.
- The construction management of the developer will only approve the disbursement of a construction installment if the work has been properly executed.
- The construction costs are covered with the developer's own capital, financing of one construction installment by the contractor, and pre-sales of apartments.

### 1.10.3. Securities pre-construction/performance guarantee

The buyer pays the 10% and 30% installments into an escrow account held by the notary. Once all formalities are met (including the buyer providing all required documents to the notary), an appointment is scheduled for the transfer of the apartment right to the buyer. After the notary has executed the deed of transfer, ownership of the apartment is transferred to the buyer. This deed is registered with the Land Registry, and after two to three business days, the Land Registry informs the notary that the apartment is unencumbered (unless the buyer mortgages it for financing) in the name of the buyer. Upon receiving this confirmation from the Land Registry, the notary proceeds with the payment to the developer.

## 1.11. Frequently asked questions

### 1.11.1. What are dissolving conditions?

With a dissolving condition, you indicate that after the reflection period, you still have the option to dissolve the purchase if special circumstances arise. You can agree on these conditions when entering into the contract. Often, dissolving conditions are included in connection with obtaining financing for the purchase of the property.

### 1.11.2. What are suspensive conditions?

A suspensive condition is a condition in a contract that stipulates that the contract only comes into effect if a specific event occurs. In the case of newly built homes, for example, this could be: 70% of the homes must be sold and/or an irrevocable building permit must be issued.

The combination of suspensive and dissolving conditions can be complex. The terms for the dissolving conditions begin after signing the contract. But as long as the suspensive conditions are not fulfilled, there is effectively no contract. Make sure you clearly understand when the specified terms commence and conclude. This prevents a mortgage offer from expiring before the contract takes effect and the transfer of the land or apartment right must occur.

### 1.11.3. What is the cooling-off period?

As an individual, you are legally entitled to a 3-day cooling-off period. During this period, you can dissolve the purchase agreement and construction agreement at no cost and without providing a reason. If you suddenly have strong doubts and regrets after signing, you can still dissolve the agreement without incurring any costs. Make sure to do this in writing and within the specified time to avoid any later disputes.

### 1.11.4. When does construction start / when is delivery scheduled?

At the beginning of the sales, an indicative initial start of construction and the expected delivery of the homes are mentioned. Because the start of construction depends on multiple factors (suspensive conditions must be fulfilled, and weather conditions must allow), this start of construction, and consequently the delivery of your home, may still be subject to change.

### 1.11.5. When are we going to the notary?

Once the suspensive conditions of the developer are fulfilled, you will be informed about it. Shortly after, you will receive a call from the notary (specified in the purchase agreement) to legally transfer the apartment right to you. When you go to the notary for the deed of transfer of the apartment right, all dissolving conditions have been resolved.

At the time of signing the deed of transfer at the notary, the apartment is not yet fully constructed, and the actual transfer takes place only when the apartment is turnkey.

## 2. General information

The buyer's information and the technical description have been carefully and accurately compiled based on data and drawings provided by the architect and advisors of this project, as well as municipal authorities. Despite this diligence, we must reserve the right regarding changes arising from government and/or utility company requirements. HOME Pietermaai District BV is entitled to make changes to the plan during construction, provided that the necessity of implementation is evident, as long as these changes do not compromise the quality of the home. These changes will not give either party the right to request a settlement of less or additional costs.

### 2.1. Living in the historic city center

HOME offers you the opportunity to live in the historic city center, part of UNESCO World Heritage. You can enjoy the many monumental buildings, shops, beaches, the island's best restaurants, and much more within a short distance.

The apartments are located on Van Speijkstraat/Pietermaaiweg in the 'SOHO' district of Pietermaai District. The following link will direct you to the website, providing a comprehensive overview of various restaurants and shops: <https://www.pietermaaidistrict.com>.

### 2.2. Environmental noise exposure

Living in the city means vibrancy and coziness, making it a popular destination for both tourists and local visitors. We understand that this can also lead to disturbances. During the construction of HOME, measures are taken to minimize noise as much as possible. The surrounding hospitality establishments (neighbors) are required to adhere to the licensing conditions of their businesses.

### 2.3. Entrance on the west side

The building has two entrances, one on the west side (Van Speyckstraat) and one on the east side (parking area). If you're coming from the city or the beach, you can use the entrance on Van Speyckstraat. The building is accessible through an intercom and personal identification to prevent unauthorized access.

Upon entering the building and heading to an apartment, you will first use the elevator or the stairwell to reach the correct floor. On the ground floor, you will also find storage rooms and mailboxes.

### 2.4. Entrance on the east side

If you arrive by car and rent a parking space, you can use the entrance on the east side. With the remote control, you have access to the parking area and can park the car in the assigned parking space for the respective apartment.

Once you enter the building (using personal identification), you will see the elevator and the stairwell immediately in front of you.

## 2.5. Visitors arriving by car or on foot

Your guests can park in the public parking spaces on the street. This involves paid parking. At the entrance of the west entrance (Van Speyckstraat), guests can ring the bell, and you can let them in to come to your apartment.

## 2.6. Rental pool

The project does not have a mandatory rental pool structure. As an owner, you are free to handle rental and management on your own or outsource it to a third party. If you choose to rent, you can do it yourself or outsource it to BNB Manager. Other management organizations are not allowed for safety and practicality reasons. The BNB Manager brand has recently changed to Coral & Coco Vacation Rentals Curacao.

[www.coralandcoco.com](http://www.coralandcoco.com)

[info@coralandcoco.com](mailto:info@coralandcoco.com)

## 2.7. Home Owners Association (HOA)

The ownership of the public areas around the apartments is designated as common property. As a buyer(s), you become a co-owner of this area. Upon the transfer of the land, you are also immediately obligated to become a member of this association. Membership is inseparably linked to the apartment; if you sell the property, the membership is transferred as well. After completion, homeowners are collectively responsible for the maintenance of the building and the grounds.

The establishment of the Homeowners' Association (VVE) is done legally in the deed of division into apartment rights. A few weeks before completion, you will be invited to the first meeting of the VVE HOME Pietermaai District. During this meeting, further explanations will be provided about the VVE and the (mandatory) costs. The developer has created a draft budget for the association, showing an estimated cost level of approximately ANG. 2.60 per m<sup>2</sup> per month. However, the VVE board determines the final service level and the related cost level. The VVE decides, among other things, who will handle the administration of the association. Additionally, a chairman, secretary, and treasurer are chosen during this first meeting.

## 2.8. Parking

There are 2 indoor parking spaces, and 6 outdoor parking spaces are reserved in the large adjacent parking area. The parking area is completely walled/fenced and equipped with lighting and camera surveillance. Tenants receive a remote control for the electrically operated entrance gate. If desired, the buyer of an apartment can indicate the wish to rent a parking space annually at the time of signing the purchase agreement for the apartment. The reservation expires after all buyers have communicated their preferences at the time of signing the purchase agreement for the apartment. The parking space is not part of the purchase agreement. A separate lease agreement will be concluded between the parties for this.

## 2.9. Storage

Each apartment has its own lockable storage space, located on the ground floor.

### 2.10. Insurances

During construction, all homes are insured against the risks of fire and storm damage. This insurance expires on the day of completion. After the project is completed, the Homeowners' Association (VVE) takes out a fire and building insurance. The costs are included in the service fees that an apartment owner pays to the VVE. The buyer must take out a contents insurance for the contents of the apartment. It is important that you take out insurance that starts on the day your home is handed over. This way, you have your home insured from the moment you receive the keys.

### 2.11. Security

The building will be equipped with controlled access systems (gates and doors) and a video surveillance system. Neighborhood surveillance is also included in the VVE's operating budget. Through collaboration with surrounding businesses, the costs of neighborhood surveillance can be limited. The apartments will not be equipped with a standard alarm system. It is up to an individual apartment owner to install an alarm system for their own apartment. Modern burglary systems often work with wireless sensors and can therefore be easily installed.

### 2.12. Fire alarm system

The building will be equipped with a central fire alarm system, including temperature sensors and smoke detectors.

### 2.13. Connection to Utility Companies

At the delivery of your apartment, water and electricity connections are provided by the utility company up to the meter cabinet in your home, and from there, they are distributed to various connection points in the home by the installer. The installations are delivered in working order, and the consumption costs up to the moment of delivery are covered by the developer.

The apartment is equipped with a 220v/50Hz installation according to the NEN 1010 standard. An additional 110 V outlet will be added in the kitchen and bathroom. Each apartment has its own water and electricity meter. The owner or their manager can register for digital administration with Aquaelectra, the Curaçao water and electricity company. The VVE (Homeowners' Association) has its own meters for common facilities. More information can be found on the Aquaelectra website: <https://www.aquaelectra.com/>

The various connections are made according to the technical description. Data provider TRES from the Digicel Group delivers a signal via fiber optics to the address of HOME. Each owner can enter into their own agreement with this provider. More information can be found on their website: <https://www.digicelgroup.com/cw/en/digicel-plus.html>.

The installation and activation costs of the telecom connection are not included in the purchase agreement.

#### 2.14. Personal data

The Buyer is aware and agrees that the Developer, in accordance with privacy laws, may provide the Buyer's personal data to subcontractors, suppliers, and third parties involved in the realization of the home by the Developer. You are required to request your address details for your new home from the ROP (Spatial Development and Planning Service) yourself. For more information, please see:

<https://loketdigital.gobiernu.cw/Loket/product/a2228e6c37e5015fa17590148c4f513b>

### 3. Turnkey and changes/additional work

Upon transfer, the house is turnkey, which means that only furniture and upholstery are required to prepare the apartment for use.

The house is ready for occupancy upon completion. The bathroom is delivered ready for use. The kitchen is supplied with standard kitchen appliances in accordance with the specifications. Air conditioning systems have been installed and spotlights have been built in. Furthermore, the apartment will be fully equipped with first choice ceramic floor tiles with skirting boards.

Hanging lamps and upholstery, on the other hand, can still be installed by the buyer according to his or her own wishes. The technical description includes a further description of the finish of the apartment.

After signing the purchase agreement, you can contact us regarding:

- the standard options list
- individual living wishes of the parts that are variable
- the construction process and technical questions.

For the standard option list (kitchen, tiles and sanitary facilities) we will refer you to Technology & Design. For architectural and technical questions, we will refer you to the construction management. Unfortunately, not everything is possible to change, but discuss your wishes with the contractor.

Additional work regarding the options list must be settled with Technology & Design. You must settle additional/less construction work with the developer.

For additional work, 25% will be declared upon order. The remaining 75% is invoiced shortly before delivery (at the last installment) and must be paid before delivery. If there is any reduction in work, this reduction in work will be settled upon delivery.

After your agreement, your data will be provided to all parties involved.

## 4. Showrooms

After signing the purchase agreement, we will provide your contact details (after your approval) to Techniek & Design (for the kitchen, sanitary facilities and tiles). More information can be found here <https://techniekdesignplaza.com/>. They will contact you to make an appointment. It is wise to always schedule an appointment so that a salesperson is available for you. Quotations must be signed at the showrooms before the closing date.

### 4.1. Kitchen

A standard kitchen will be installed in your home by Techniek & Design as described in the technical description. This kitchen is installed before delivery. Your specific wishes are translated by the showroom into a personal quotation, including delivery, assembly, adjustment and installation of the installations. You can also choose to have the kitchen you have selected installed after completion. Payment for the kitchen must be made before delivery.

You can also choose to purchase the kitchen from a showroom of your own choice. We can then install the pipework at the desired location for you. For this purpose, we would like to receive a well-sized kitchen drawing (floor plan and wall views) with the connection values for the appliances before the closing date. Based on this drawing, we will make you a quotation for the additional work for the construction adjustments.

### 4.2. Sanitair

The standard sanitary facilities are included in your home as described in the technical description. It is possible to adjust the standard sanitary facilities via the Technology & Design showroom. They translate your specific wishes into a personal quote, including delivery, assembly, adjustment and installation of the installations.

Please note that if you choose a setup other than the standard setup, the pipework may have to be relocated. Installing sanitary facilities other than standard will lead to additional installation costs.

If you decide to purchase sanitary ware from the showroom other than the standard sanitary ware of your home, the amounts included in the purchase price will be settled and deducted from your quote. The exact amounts will be communicated in due course.

### 4.3. Tiles

The standard tiling will be installed in your home as described in the technical description.

It is possible to adjust the standard tiling via the Technology & Design showroom. They translate your specific wishes into a personal quote, including delivery and installation.

If you choose to expand with, for example, tile strips, corner profiles, colored grout or decorative tiles, etc., you will be charged the additional costs. Additional costs related to installation are also at your expense. This applies, for example, to a choice of tiles with sizes deviating from the standard or a choice of diagonal floor tiling. Any price increases for tiles other than standard tiles will also be passed on to you.

The tiling is tailored to the standard layout of the rooms. The standard setup forms the basis for settlement of any additions and/or changes you choose.

If you decide to purchase tiles other than the standard tiling for your home from Techniek & Design, the amounts included in the purchase price will be settled and deducted from your quote. The exact amounts will be communicated in due course.

#### 4.4. Casco toilet and bathroom

If you choose to have the house delivered without the standard sanitary facilities and standard tiling. You will receive the indicated amount back via the options list. When eliminating sanitary facilities and tiling, the following principles apply:

The pipework of the toilet and bathroom is capped in the standard position, water pipes are provided with a capped wall plate. It is not possible to move the pipework or have additional pipework installed. Walls are unfinished, only pipe slots are sealed shut. Ceiling is unfinished, damage is not finished. Electricity is mounted against the unfinished walls. The earthing point is capped at the standard positions near the sink and radiator. You will receive an additional agreement from the developer in connection with the selected reduction in work.

#### 4.5. Lighting and fans

The apartments are delivered including recessed spotlights, the other fixtures (wall lamps and/or hanging lamps) are not included. The light fixtures for the general facilities (elevator, stairwell, corridors, exterior facade, etc.) are included. If you want ceiling fans, you can place them instead of one of the recessed spotlights.

#### 4.6. Wash machine and dryer connection

All apartments have a space for a washing machine and/or dryer. You can find the location of these connections on the floor plan of your apartment.

#### 4.7. Closing dates

Because we will start ordering the materials at a certain time and many different agencies are involved in the construction process, a closing date has been determined.

The closing date for reporting additional or reduced work will be communicated in due time. This includes the options from the standard options list, the showroom quotes for the kitchen, sanitary facilities, tiling and the individual quote you have received from us.

If we receive a request individually or from the standard selection list after the closing date, we will no longer process it. We will inform all suppliers and subcontractors immediately after the closing date. Too many parties are involved in the construction process to make changes to an ongoing process.

#### 4.8. Airconditioning

The A-brand air conditioners are of the VRV, inverter-split or equivalent type. This means that there is an indoor unit and an outdoor unit, which are connected to Freon pipes. Each apartment has its own air conditioning system and the outdoor units are placed on the roof of the building. The brand and type are determined in consultation with the main contractor. Each bedroom and the living room will be equipped with air conditioning units that can be operated separately.



## 5. Website, viewing moment, preview and delivery

### 5.1. Inlog website

You will receive a login code from us for the back office (Portal) of the website. Here you will find all general documents regarding your apartment. Photos and news items are also posted on the website under 'News'.

### 5.2. Buyer's viewing moment

Building the house is an interesting process. Unfortunately, you can only follow this outside the construction fences. As a buyer you can visit the project once a month by appointment. It is necessary to coordinate a visit to the construction site in advance. the safety of visitors, compliance with the applicable CAR insurance conditions and guaranteeing the quality of the work. You can use the viewing day to take your suppliers with you to measure your kitchen, curtains, etc.

**DO NOT VISIT THE CONSTRUCTION SITE ON YOUR OWN OCCASION. YOUR SAFETY!**

### 5.3. Planning

We will start construction as soon as 6 of the 8 apartments have been sold. Construction is expected to start at the end of quarter 2 2024. The construction period is expected to take 12 months.

HOME Pietermaai District BV takes care of the delivery of the homes. Construction planning always remains a very sensitive issue. Through the website you will be regularly informed about the progress and forecast of deliveries.

As the construction process progresses, it is possible to estimate more and more accurately when delivery will take place. Four weeks before the actual delivery is planned, you will receive an invitation for a preview. The preview is approximately two weeks before delivery.

### 5.4. Preview day

Your entire apartment will be examined critically together with an employee or representative of ours. The house is almost ready and cleaned. During the preview, the defects are recorded and the developer has approximately two weeks to complete a delivery with minimum points.

You will receive a written invitation for delivery from us no later than 14 days before the actual delivery.

### 5.5. Delivery day

The home will be delivered in the presence of the buyer and developer (or a representative of the buyer and developer). Your entire home will be inspected on the day and time stated in your invitation. The house is delivered 'broom clean', except for the sanitary facilities, tiling and glazing. These are delivered 'clean'.

The area belonging to the house is cleared of construction debris and waste. During the delivery of the home, the identified defects are noted on the so-called 'handover report'. This is an official document. Pay particular attention to damage to sanitary facilities, tiling, interior doors and glazing. In particular, claims for damages after delivery, which are not noted in the official report, will not be honored.

Maintenance points or points that are noticed and reported after delivery are not covered by the delivery scheme.

As additional security, the notary will withhold a retention period on payments to the developer before delivery, amounting to 5% of the contract price.

If you have met all your financial obligations, you will receive after signing the delivery form the keys to your house. Receiving the keys means to us that the house has been delivered to you. The notary pays the retention to the developer.

## 6. Closing word

Finally, we would like to draw your attention to the following:

- Do you have home contents insurance?
- Do you have third-party liability insurance as a private individual?
- If you are married and have children, it is advisable to take out insurance on the life of you or your partner, because the loss of your father or mother can cause significant additional costs for the family.

Once again, we wish you lots of fun with all the preparations for your new home. If you have any questions, please contact the under signed.

Kind regards,  
HOME Pietermaai District BV

David Dreijer

## 7. Errata/Addendum

Careful attention has been paid to the sales and contract documents. It may nevertheless happen that errors have arisen in the documents. You will be informed of this in writing.

## 8. Participanten

**Developer :** HOME Pietermaai District BV

David Dreijer

Tel.: +5999 5286118

Email: [info@dcuracao.com](mailto:info@dcuracao.com)

Website: [www.dhcuracao.com](http://www.dhcuracao.com)

**Projectmanagement & Controle :** CATS NV

Peter Korving

Tel.: +5999 6666695

Email: [peter@cats-nv.com](mailto:peter@cats-nv.com)

**Design :** EDGE CONCEPTS

Edwin de Jonge

Tel.: +31 653651814

Email: [edwin@edgeconcepts.nl](mailto:edwin@edgeconcepts.nl)

Website: [www.edgeconcepts.nl](http://www.edgeconcepts.nl)

**Contractor :** Bouw Partners / Flexible Partners B.V.

Ruud van Ravesteijn

Tel.: +5999 5284788

Email: [ruud@bouw.partners](mailto:ruud@bouw.partners)

Website: [www.bouw.partners](http://www.bouw.partners)

**Notary :** STAAT Notariaat

André Gosselaar

Tel.: + 5999 462 81 11

Email: [ag@staatnotariaat.com](mailto:ag@staatnotariaat.com)

Website: <https://staatnotariaat.com/>

## 9. Signed for seen and received

For seen and received:

Name Buyer: \_\_\_\_\_, Apartement nr: \_\_\_\_\_, Date: \_\_\_\_\_

Name Buyer: \_\_\_\_\_, Apartement nr: \_\_\_\_\_, Date: \_\_\_\_\_