

Brochure: [ROCHDALE TENANTS PURCHASE WITH 10% DISCOUNT](#)

You are currently renting a property from Rochdale. Have you ever considered purchasing your rental property but thought that this wasn't possible? Then we have good news for you. Rochdale is selling some of its rental properties exclusively to its own tenants, for a reasonable price. You will receive a discount of 10% on the estimated value; this valuation being commissioned exclusively by Rochdale.

This brochure contains information about purchasing a rental property. It informs you why and which properties are for sale, who can purchase them, what steps need to be taken if you would like to purchase and which agencies you need for this.

Newly-built properties are excluded from this campaign!¹

The tenants of a large number of Rochdale complexes can purchase their own rental home with a discount. If you don't live in a complex that is being sold, you may qualify for purchasing other former rental properties. You are only eligible to purchase another property and make use of the discount if you have rented a Rochdale property for an uninterrupted period of at least 36 months. Find all our houses on www.rochdale.nl/kopen

Children of tenants are eligible to purchase the home of their parent(s). They can also claim a discount of 10% on the estimated value; this valuation being commissioned exclusively by Rochdale. For more information regarding the possibilities for children of Rochdale tenants, as well as concerning the conditions connected to this, we refer you to Van der Linden estate agents.

Why buy now?

- ❖ You will receive a 10% discount on the estimated value
- ❖ The conveyancing tax is currently 2% instead of 6%.
- ❖ Rochdale offers the Starters Renteregeling. This gives first-time buyers broader financial possibilities in the housing market.

HOW DOES IT WORK?

By completing the enclosed questionnaire, you inform Rochdale that you are interested in purchasing your own or another former rental property. Van der Linden estate agents will then contact you in order to discuss the possibilities. When your interest has become definite, Rochdale will commission an independent surveyor to value your property. The price of your property will be determined only in this way.

If you are interested in purchasing another one of our former rental properties, this will generally already have been valued.

Please note: the asking prices stated in our advertisements are not applicable to you in that case.

When the valuation has been conducted, Van der Linden estate agents will send you a letter, on behalf of Rochdale, in which the price for which you can purchase your property is stated. If you are eligible, the 10% discount will already have been included in this price.

DISCOUNT

In order to qualify for a discount, the following conditions apply.

¹ With newly-built properties we mean homes that have not previously been occupied.

- ❖ You have a rental agreement with Rochdale housing association.
- ❖ If purchasing a property other than your own, you need to have had a rental agreement with Rochdale housing association for a minimum of 36 months.
- ❖ This campaign is valid until the date stated in the attached letter.

If you are behind with your rental payments or nuisance behaviour has been reported at your current address, Rochdale retains the right to exclude you from this campaign or to withdraw any offer that you may have received from Van der Linden estate agents.

STRUCTURAL SURVEY

Before the home is valued, a structural survey will take place. The report will detail any work required to the property for which Rochdale is accountable and which Rochdale is obliged to carry out on sale of the property. This work will be carried out after you have become owner of the property.

According to municipality agreements, existing rental properties need to satisfy a number of structural conditions before they may be put up for sale. These agreements are not applicable if you continue to rent.

VALUATION

Each property that is considered for sale is valued by a certified estate agent/surveyor. Rochdale has commissioned Van Overbeek for this. This guarantees that the valuation is objective. You will purchase the property in its current state and the valuation is determined on the basis of the property's current state. You will receive a copy of the valuation report.

SALES PRICE

The sales price for tenants is the estimated value, estimated as though there are no current tenants, on top of which a discount of 10% is given. This price is **not** negotiable!

MAINTENANCE

The property will be sold in its current state. Urgent complaints will of course be resolved, but non-urgent complaints will be put on hold as long as the offer period continues.

ESTATE AGENT

Van der Linden estate agent will deal with the sale of your property on behalf of Rochdale housing association. You can contact them with all your questions and comments. Their employees will inform you about such matters as mortgage possibilities and the National Mortgage Guarantee. They can also inform you about the First-time Buyer Interest Arrangement. Tel: 020 – 571 27 12.

ADDITIONAL COSTS

In addition to the sales price, there are other costs for the purchaser. The Rochdale rental properties are sold with all costs being for the purchaser. This means that the purchaser pays the conveyancing tax, the notary and land registry fees involved in the sale. Please note: The conveyancing tax has been reduced temporarily from 6% to 2%. In addition, there are also mortgage costs, such as notary fees for drawing up the mortgage deed and for completion.

CONTRACT AND COMPLETION

The contract is drawn up by the notary or the estate agent. After you have signed this, you will have six weeks to arrange your mortgage. Once this period has elapsed, the notary will invite you to sign the transfer deed.

Rochdale works with several notaries. Purchasers are free to choose a different notary. The purchaser only becomes the actual owner of the property **after** the deeds have been completed at the notary.

STARTERS RENTEREGELING

Rochdale Housing Association offers the Starters Renteregeling (a First-time Buyer Interest Arrangement).

This arrangement has been set up by consumer-organisation Vereniging Eigen Huis in accordance with several Housing Associations to offer support to first-time buyers in the property market.

What does this arrangement involve?

By making use of the Starters Renteregeling, you can borrow more money for lower costs, without risk or surprises. This equates to approximately 20% extra budget with around 25% lower housing costs. If you later sell your property for a higher amount, you will need to pay back the difference. If there is no surplus value, the debt will be waived.

You can read more about the Starters Renteregeling in the attached brochure. You can, of course, also ask the estate agent for the conditions.

CALCULATION EXAMPLE

What is the minimum income I need to be able to buy a € 170.000 home?

Arrangement	Gross income	Total mortgage
Normal situation (no discount, 6% conveyancing tax)	€ 39.500	€ 185.500
With 10% discount, 2% conveyancing tax	€ 34.500	€ 160.500
With SSR* and 2% conveyancing tax	€ 32.000	€ 179.500
With 10% discount, SSR* and 2% conveyancing tax	€ 29.000	€ 161.500

What is the minimum income I need to be able to buy a € 210.000 home?

Arrangement	Gross income	Total mortgage
Normal situation (no discount, 6% conveyancing tax)	€ 47.000	€ 229.500
With 10% discount, 2% conveyancing tax	€ 42.000	€ 198.000
With SSR* and 2% conveyancing tax	€ 39.500	€ 221.000
With 10% discount, SSR* and 2% conveyancing tax	€ 35.500	€ 199.000

SSR = Starters Renteregeling (First-time Buyer Interest Arrangement)

These calculation examples are based on a 30-year old buyer. He or she is employed and is a sole earner. On www.startersrenteregeling.nl you can calculate your monthly dues.

Source: Eigen Huis Hypotheekservice B.V.

HOMEOWNER ASSOCIATION

If your property is part of an apartment complex, you will automatically become a member of the Homeowner Association (Vereniging van Eigenaren or VvE). The VvE takes care of such things as (large) maintenance of the complex and home insurance. You will pay a monthly

service charge for this. The estate agent can inform you about the level of this amount. Please take into account that these costs are on top of the monthly mortgage payments.

WHY IS ROCHDALE SELLING PROPERTIES?

There are various reasons for this. The government would like to stimulate homeownership in this way.

A mix of owned and rental properties improves the liveability of a neighbourhood. Housing associations are able to maintain their social housing partly through the sale of rental properties.

Find out more?

www.rochdale.nl/huurwoningkopen

Van der Linden Makelaardij: 020 571 27 12

The discount percentage relates only to this tenant campaign. This can not be used in combination with other Rochdale sales campaigns.

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