

LIST OF ADDITIONAL WORK REGARDING PROPERTY SUBJECT TO COMPULSORY REGISTRATION

ABMA SCHREURS NOTARISSEN
January 2025

General additional work	Incl 21% VAT	Excl VAT
Cancellation of assignment, work already performed charged at hourly rate, at least	€ 200.00	€ 165.29
Discussion of purchase agreement in English at hourly rate, at least	€ 175.00	€ 144.63
Arranging payment transactions with another notary (including so-called 'Baarns Beslag')	€ 125.00	€ 103.31
Arranging payment transactions with another (project) notary in connection with a new-construction file	€ 340.00	€ 280.99
Deposit: holding an amount in deposit, including drafting a deposit agreement charged at hourly rate, at least	€ 200.00	€ 165.29
ECH (Electronic Communication Mortgages): repayment of a loan if the lender is affiliated	€ 25.00	€ 20.66
Easement research (excluding land registry costs) at hourly rate, starting from	€ 150.00	€ 123.97
Land registry: consultation one collateral, per parcel/collateral	€ 66.50	€ 54.96
Land registry: additional consultation (more than one collateral), per additional parcel	€ 25.00	€ 20.66
Chamber of Commerce: requesting statutes, per legal entity	€ 22.00	€ 18.18
Chamber of Commerce: requesting statutes and additional research costs, per legal entity	€ 35.00	€ 28.93
Chamber of Commerce: requesting extracts, two extracts per legal entity	€ 27.00	€ 22.31
Purchase Agreement: review of purchase agreement prepared by client	€ 244.00	€ 201.65
Purchase Agreement: preparing, drafting, and signing the purchase agreement, excluding Amsterdam practice */**	€ 425.00	€ 351.24
Purchase Agreement: drafting a separate purchase agreement	€ 550.00	€ 454.55
Purchase Agreement: registering at the land registry, notarial costs	€ 140.00	€ 115.70
Purchase Agreement: deregistering at the land registry, notarial costs	€ 140.00	€ 115.70
Credits: surrender of policy	€ 60.00	€ 49.59
Credits: repayment of a credit, personal loan, policy, per item	€ 65.00	€ 53.72
Costs regarding the mandatory consultation of the Basic Registration of Persons, the Verification Information System, the bankruptcy register, and the guardianship register. Per person, if more than 2 persons	€ 36.00	€ 29.75
Authority research: inheritance through a certificate of inheritance from another notary at hourly rate, at least	€ 175.00	€ 144.63
Authority research: inheritance through a certificate of inheritance that is registered at the land registry	€ 95.00	€ 78.51
Research into Special Provisions (such as pre-emption right, option right, anti-speculation clause) at hourly rate, at least	€ 175.00	€ 144.63
Requesting (paper) copy of deed	€ 65.00	€ 53.72
Requesting (digital) copy 1 year after completion date, per copy	€ 25.00	€ 20.66
Requesting prenuptial agreement from the court	€ 35.00	€ 28.93
Requesting third-party consent, not being spouse or partner, including drafting consent declaration	€ 121.00	€ 100.00
Requesting consent of spouse/partner in connection with Article 1:88 of the Civil Code, including consent declaration	€ 65.00	€ 53.72
Transferring funds abroad (varies by country)	Memorandum	item
Transferring funds for repayments, intermediary, appraisal and/or own funds, per instance	€ 15.00	€ 12.40
Gatekeeper fee (customer due diligence, per party)	€ 60.00	€ 49.59
Gatekeeper fee (investigation of origin of funds, per source)	€ 180.00	€ 148.76
Gatekeeper fee (investigation of origin of funds from legal entity, per source)	€ 425.00	€ 351.24

Residual Debt: Activities in case of loss-making sale and residual debt, such as requesting bank consent, starting from	€ 125.00	€ 103.31
Rush fee: passing within a week after receipt of the necessary documents (purchase agreement or mortgage deed), per deed	€ 150.00	€ 123.97
Returning (mortgage) funds (for example, in connection with postponement of completion date)	€ 45.00	€ 37.19
Engaging an interpreter at signing and other activities (excluding interpreter costs)	€ 160.00	€ 132.23
Measuring parcel with provisional boundaries, per parcel (excluding cadastral costs)	€ 100.00	€ 82.64
Deregistration: cancelling (removing) mortgage deed in combination with transfer and/or mortgage deed, maximum two cancellations (per canc.)	€ 273.00	€ 225.62
Deregistration: cancelling (removing) mortgage deed in combination with transfer and/or mortgage deed, more than two cancellations (per canc.)	€ 215.00	€ 177.69
Division of (sale) proceeds or amount to be received between parties at hourly rate, at least	€ 95.00	€ 78.51
Statement of worthlessness of attachment: work related to the removal of attachment, per attachment	€ 235.00	€ 194.21
Translating deed/correspondence, etc., by Abma Schreurs into English at hourly rate, at least	€ 95.00	€ 78.51
Drafting a petition for authorisation by the sub-district court	€ 215.00	€ 177.69
Drafting and signing a notarial power of attorney (for example, for signing a mortgage)	€ 325.00	€ 268.60
Drafting and signing a private power of attorney	€ 75.00	€ 61.98
Changing the completion date within 5 working days up to 24 hours before completion	€ 105.00	€ 86.78
Changing the completion date within 24 hours before completion	€ 195.00	€ 161.16
Changing the completion date: new request for repayment note	€ 45.00	€ 37.19

* Fee purchase agreement Amsterdam is included in the transfer and mortgage fee

** Fee purchase agreement if provided through the intermediary of RC Brokers is 80 euros for the expense of the broker

Additional Work Specifically for Transfer	Incl 21% VAT	Excl VAT
Purchase of bare ownership from the municipality of Purmerend (in combination with leasehold transfer)	€ 580.00	€ 479.34
Deviating fiscal statement at hourly rate, at least	€ 95.00	€ 78.51
Establishing servitudes in combination with transfer deed, at hourly rate, at least	€ 150.00	€ 123.97
Purchase price above 700,000 euros	€ 170.00	€ 140.50
Including provisions for specific sales systems (e.g. Koopgarant or Koopzeker), per set	€ 125.00	€ 103.31
Transfer of leasehold right	€ 95.00	€ 78.51
Transfer of apartment right	€ 95.00	€ 78.51
Requesting information from the Owners' Association repeatedly (more than once)	€ 35.00	€ 28.93
Work in case of membership rights instead of property ownership	€ 225.00	€ 185.95

Additional Work Specifically for Establishing (Separate) Mortgages	Incl 21% VAT	Excl VAT
Including additional collateral in a new mortgage deed (including a bridging loan)	€ 215.00	€ 177.69
Including and verifying requirements from specific sales systems (e.g., Koopgarant or Koopzeker), per set	€ 125.00	€ 103.31
Loan above 700,000 euros	€ 170.00	€ 140.50
Drafting an eviction declaration	€ 121.00	€ 100.00
Handling mortgage rank change. Per rank change	€ 310.00	€ 256.20
Requesting permission from previous mortgage holder	€ 50.00	€ 41.32
Requesting permission from a third party (e.g., Wooncompagnie/Intermaris)	€ 50.00	€ 41.32

All changes reported after the draft deed has been sent may result in additional costs