

# Mortgage: the Kröller Ten-step Plan



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## Step 1

### **Finding a new home**

Thinking of trying to find a new home? Do you want to rent or own? Newly built or an existing house? There are plenty of opportunities but your choice will mainly depend on your personal financial situation and the financing options. So where do you start? What should you watch out for?

## Step 2

### **Find a good mortgage intermediary**

Before you actually start looking for or even buy a new home, we advise you to visit a mortgage intermediary. They can advise you on all kinds of relevant matters. What should you watch out for? How does the mortgage lending market work? What are your possibilities? Kröller would like to explain this to you in detail by using clear example calculations and based on their wide knowledge and experience.

## Step 3

### **Map your financial situation or have it mapped**

Because we think that a mortgage should perfectly match your personal financial situation, we first map your (family) income and expenses. We will also consider the additional costs you will have to deal with as a home owner. We combine all this with what you can (and want to!) spend

every month on a new home. This makes your 'situation map' complete.

## Step 4

### **Determine the mortgage amount or have it determined**

With your financial situation and personal wishes clearly in view, we will create the most suitable mortgage for you. First: what is the maximum amount you can borrow? Matters such as your age and the interest rate are a factor. Moreover, we will look at the costs of purchasing a home, obtaining a mortgage, any conversions to the home, the furnishings and fittings and the removal.

## Step 5

### **Choosing your mortgage type**

Apart from the amount of the mortgage, you also have to choose the type. There are various types of mortgage. As your mortgage intermediary we would like to show you which form of mortgage fits you best.





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## Ten Step Plan: what should you pay attention to?

### Step 6

#### **Choose your mortgage interest rate and mortgage conditions**

After the amount and the type, the choices of mortgage interest rate and conditions will also have to be dealt with. What is the current mortgage interest rate? What is expected for the near future and beyond? What types of interest rates exist? What fixed interest period should you choose? How flexible should your mortgage be? Your Kröller mortgage advisor will clearly list all the options for you and help you make the right choices.

### Step 7

#### **Define your maximum purchase amount or have it defined**

When we have clearly framed all the relevant information from step 3 to 6, we can indicate the maximum purchase amount you can take as a starting point for your own future home. This gives you a clear guide and your 'house hunting' will be well-focussed.

### Step 8

#### **Find a good estate agent**

A good estate agent knows the housing market and is aware of recent developments in value. Your estate agent can tell you what your options are and any other interesting considerations.

### Step 9

#### **Buy the home and take out your mortgage**

You have been successful! You found a house and now you can really arrange the mortgage. If you choose Kröller as your mortgage advisor, we will be happy to take all the work out of your hands. We will ask for quotations from lenders for you and will help you to collect all the necessary documents, such as the valuation report.

### Step 10

#### **Questions**

It obviously does not end with these 9 steps. You might for instance at some point want to know what the opportunities are for an interim transfer of your mortgage. Or you might wonder how you could finance a conversion? We are ready to help you with all these and any other questions.

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