

MOVER'S GUIDE

Moving to your next home, how do you approach it?

A short, clear guide for expats who are selling their current home and buying their next one in and around Maastricht. No thick file, just the essentials.

Sound familiar?

You've settled in nicely, but your current home no longer quite fits your life. More space needed, a different neighbourhood, or simply ready for something new. Selling and buying at the same time raises questions: what's my equity, can I take my mortgage with me, and what if the sale takes longer than the purchase?

This guide gives you a broad overview of what's different from your previous mortgage: new choices, different figures, and a process with two sides happening at once. For the translation to your personal situation, with all the details that come with it, we're here for you.

In this guide

- What's different from your previous mortgage
- What you can borrow and what it costs
- The process of selling and buying side by side
- The most common mistakes movers make

Three things that are different this time

A second or later mortgage brings topics into play that didn't come up the first time around. Here's a short introduction.

Equity

The difference between your current home's sale price and your remaining mortgage debt. Under Dutch tax rules, this equity must go back into the purchase or renovation of your new home to keep the full tax benefit.

Taking your mortgage with you

With most lenders, you can bring the interest rate and conditions of your current mortgage with you to your new home, rather than starting a brand-new mortgage.

Double housing costs

If the purchase of your new home doesn't line up exactly with the sale of your current one, you could temporarily carry two mortgage payments at once. This requires sufficient savings.

None of these topics stand on their own: they're connected to the timing of your sale and purchase.

What can you borrow, what does it really cost

A second mortgage brings different factors into play than the first time around. Here's the answer in broad strokes; the exact figures depend on your situation.

What determines your borrowing capacity

- Your (combined) gross annual income
- The equity from your current home
- Your mortgage history
- Any existing loans or financial obligations
- The current mortgage rate and the value of the new home

The bijleenregeling: why using your equity matters

If you don't use your full equity for the new home, the Dutch tax office can exclude part of your new mortgage from interest tax relief. We'll work out together what this means for you.

Costs when moving

- Notary fees for the new mortgage deed
- Transfer tax
- Valuation fees for the new home
- Optional valuation fees for your current home
- Advisory fees
- Optional NHG (Dutch National Mortgage Guarantee)
- Optional bridging loan

Good to know

As a mover, the first-time buyer exemption from transfer tax no longer applies. You can often bring across (part of) your mortgage rate and remaining fixed-rate period. Relocating internationally? A home sold abroad generally doesn't count towards Dutch equity rules the same way, so do check this with us.

The process in a nutshell

1 Valuation and borrowing capacity

Together we work out the likely sale value of your current home and what's realistic to borrow for your next step.

2 Searching for a new home

You start looking for your next home. We help you think through your offer and the right conditions.

3 Offer and provisional purchase contract

Once your offer is accepted, the purchase agreement follows, including the cooling-off period and financing contingency. We go through this together, so it's clear exactly what you're signing.

4 Mortgage application

We arrange the application with the lender, including bringing across your equity and possibly your existing mortgage. If your current home sells after the purchase, we'll also arrange a bridging solution.

5 At the notary

The sale of your current home and the purchase of the new one are settled at the notary, and the keys are yours.

What we do for you

- Advise and arrange your mortgage and insurance
- Align your sale and purchase financially
- Discuss risks, and cover them if needed for death, disability or unemployment
- Fully coordinate with the notary, valuer and structural surveyor
- Short lines of contact: reachable via WhatsApp, phone and email
- Personal contact, at our office, at your home or online

WHO'S HELPING YOU

About Alco Hypotheken

Alco Hypotheken was founded in 2023. We are independent mortgage advisors based in Maastricht and the surrounding region, and have already arranged more than 800 mortgages. We enjoy helping first-time buyers, movers, entrepreneurs and expats find a mortgage that truly fits them.

"As an expat buying with a second mortgage, the process gets complicated fast. Alco cut through it quickly; no jargon, no rushing."

Google review

"Have had a brilliant experience with Alco! Brilliant communication and service, and got me the mortgage stress free!"

Google review

WATCH OUT FOR

Common mistakes movers make

1

Not counting your equity

Skip this, and you could miss out on tax relief under the bijleenregeling.

2

Not aligning sale and purchase

Without careful planning, you risk double costs or time pressure.

3

Underestimating double costs

Without enough savings, you could get stuck between two homes.

4

Letting go of good terms too quickly

Keeping your current mortgage(rate) is sometimes more favourable than starting a new one.

NEXT STEP

Ready to talk further?

Every situation is different, and the details often make the difference. Schedule a free introductory conversation. Feel free to reach out via WhatsApp, phone or email first.

PHONE

+31 43 205 8150

EMAIL

info@alcohypotheke.nl

ADDRESS

Wycker Grachtstraat 38
6221 CX Maastricht

WEBSITE

alcohypotheke.nl