
TERMS AND CONDITIONS MORTGAGES

July 2024

ZEKER IS ZEKER

TABLE OF CONTENTS

PURPOSE OF LOAN.....	2
CONDITIONS	2
ADDITIONAL COSTS	2
REQUIRED DOCUMENTS.....	2
COMPULSORY INSURANCES.....	3
CONTACT.....	3

PURPOSE OF LOAN

- Purchase of a house or parcel
- Construction / Renovation / Extension of a house

CONDITIONS

- Debt-free collateral(s)
- Interest rate:
 - 18% per year for SRD
 - 10% per year for USD/EUR
- Maximum loan amount is 60% of the foreclosure value (valuation report)
- Maximum term is 25 years or until the applicant's 60th year
- Maximum repayment is 30% of the gross monthly salary or joint income
- Indefinite employment contract

ADDITIONAL COSTS

- Closing costs Assuria (1% mortgage closing costs of the loan amount)
- Compulsory risk- and homeowners insurance
- Notary fees (indicative 3% of the loan amount)
**Please note: notary- and transfer fees are not included in the financing.
**For a term longer than 15 years, extension of the mortgage registration are at own costs.

REQUIRED DOCUMENTS

Personal information:

- Valid identification (ID card, driver's license, or passport)
- Pay slip from the past 2 months
- Bank statements of the last 3 months
- Letter of employment not older than one month
- Extract of civil registry/Declaration of citizenship not older than one month
- Declaration of nationality not older than one month
- Balance statement and/or loan agreement (for current loans)

Parcel data:

- Copy parcel card
- Copy of ownership parcel
- Property value report (not older than 2 years)
- Mortgage extract (MIGliss not older than one month)
- Buy, sale agreement
- Quotation of the to be purchased parcel
- Proof of down payment

Government property lease (grondhuur):

- Certificate of government owned parcel (the date on which the land tenancy right expires is important)
- Special power of attorney

Requirements for construction or renovation:

- Approved construction drawing
- Building permit and blueprint of the house
- Construction budget plan
- Contractor's agreement

Foundation:

- Extract from the foundation register (not older than one month)
- By-laws of the foundation

Proprietorship

- Annual reports of the last 3 years (Balance and P&L)
- Business license (if applicable)
- Chamber of Commerce extract (not older than one month)

Limited liability company:

- Articles of association / deed of incorporation
- Annual reports of the last 3 years (Balance and P&L)
- Business license
- Chamber of Commerce extract (not older than one month)
- Last 3 bank statements of the checking accounts
- Tax return statement

Nonresidents:

- Valid ID (passport)
- Two (2) latest pay slips
- Letter of employment not older than one month
- Extract of civil registry/Declaration of citizenship not older than one month
- BKR statement (Dutch residents)
- Power of attorney: notarial power of attorney & personal data of the authorized representative

COMPULSORY INSURANCES

- Life insurance
- Homeowners insurance

CONTACT

- Address: Recolaan 17
- Email: hypotheken@assuria.sr
- Phone: 473400 ext. 414/225/856

Disclaimer

Assuria Levensverzekering N.V. will never be liable for costs of any nature whatsoever, withdrawal and payment of advances by third parties, which are deposited during the financing application and in anticipation of the confirmation by the loan applicant. Loan applicant indemnifies Assuria Levensverzekering N.V. against all legal consequences obtained from the costs he/she has personally incurred with third parties.