



Planning to buy a house?

Then you will want to make sure that proper care is taken with every detail! We fully appreciate that buying a new home is a very special moment and we want to help you by ensuring the process is as smooth as possible. You can then fully enjoy signing the deed of transfer and becoming the owner of your new home.

There is a lot to think about when buying a house. Marks Wachters notarissen is the notary firm of choice, providing you with personal assistance when buying a home. Our experienced staff provide professional advice and services relating to all the various aspects involved in buying and selling real estate.



Marks Wachters notarissen

We find it important that arrangements for all clients are properly made, and we would be happy to assist you in this.

Marks Wachters notarissen is the number-one address for high-quality, personal service provision with a no-nonsense approach.

Our firm has been a household name in the Eindhoven region since 1949. Our modern office is one in which our clients immediately feel at home, and this is one of the reasons why the average rating we get from our clients is 9+ (on a scale of 1-10)!



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Example of closing costs | 2024 rates

Below are two sample calculations of the fixed fees charged to clients who hire our services for either (i) a combination of a deed of transfer and a mortgage deed, or (ii) a deed of transfer only.

Deed of transfer and mortgage deed combination

Deed of transfer

Notary's fee for deed of transfer	€ 600.00
Fee for inspecting the Kadaster (Dutch Land Registry) registers*	€ 60.00
Mandatory payment to the Dutch Notarial Association's quality fund	€ 8.22
21% VAT on €668.22	€ 140.33
Fee for registration of the whole cadastral plot with Kadaster (tax-exempt)**	€ 165.00
Subtotal:	€ 973.55

Mortgage deed

Fee for mortgage deed	€ 500.00
Fee for inspecting the Kadaster registers*	€ 60.00
Mandatory payment to the Dutch Notarial Association's quality fund	€ 8.22
21% VAT on €568.22	€ 119.33
Kadaster registration fee (tax-exempt)	€ 165.00
Subtotal:	€ 852.55

Total*: € 1826.10**

If you're using a bridging mortgage and your lender requires an additional mortgage registration on your current home, mortgage rights will have to be established on two properties. This means that additional costs are involved. These amount to €121.00 (including VAT) in notary's fees and €72.60 (including VAT) in Kadaster fees, i.e. a total of €193.60.

Deed of transfer

Deed of transfer

Notary's fee for deed of transfer	€ 600.00
Fee for inspecting the Kadaster registers*	€ 60.00
Mandatory payment to the Dutch Notarial Association's quality fund	€ 8.22
21% VAT on € 568.22	€ 140.33
Fee for registration of the full cadastral plot with Kadaster (tax-exempt)**	€ 165.00
Totaal***:	€ 973.55

* The fee for inspecting the registers is €60 (excl. 21% VAT) for the first plot; the inspection fee for any subsequent plot is €30 (excl. 21% VAT).

** The Kadaster inspection and registration fees listed above are based on a cadastral plot to which no provisional land registry boundary and provisional cadastral size have been assigned.

*** A fee of €20 (excl. 21% VAT) per person is also charged for inspecting various registers and a fee of €15 (excl. 21% VAT) is charged for handling, managing and accounting for payments. The Kadaster fees listed above are subject to possible price increases.