VENDOR FORM

Villa & Townhouse

Brobæksgade 28

Slangerup 3550

Brobn

**VENDOR FORM**

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Dear seller,

You know your home best, so filling in the details below will help you sell it. There is room for both facts and soft qualities about your home. The most important information for us is on pages 1 - 3, so please fill them out thoroughly.

The following pages are just extra information for the sale and can be filled in with the information you have.

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| SELLER INFORMATION |

Address: Toeltvej 4a , Fredensborg 3480

Seller's name: Simon Niel Batchelor and Anne Raaen Rasmussen

Do you have a digital signature/MitID: ( X) Yes ( ) No *(set x)*

Status of property ( ) Occupied by seller ( ) Rented out ( X) Empty *(set x)*

Name of the tenant, if applicable

Tenant's phone number, if applicable: Tenant's e-mail, if applicable:

Do you want a for sale sign up (**X** ) Yes ( ) No *(set x)*

How long has the seller lived in the property/owned the property? Sinc 2014

What is the reason for the sale? We do not need the property.

Has the seller found a new home? ( ) (X ) No *(set x)*

Want to be registered in danbolig's buyer directory? ( ) Yes ( ) No *(set x)*

Want to hear more about buyer advice? () Yes ( X) No *(set x)*

**Takeover**

When do you want to take over the property? . We like to sell the property ASAP-

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| SELLER'S FINANCIAL INSTITUTION |

Financial institution: Jyske Bank

Department: Fredericksund

Advisor: Frank Hammerstad

Phone number: 8889 1864

E-mail: frank.hammerstad@jyskebank.dk

**Nordea:** *- When buying and selling a property, it's always a good idea to check your finances*!

If you are not already a Nordea customer, would you like a no-obligation

Offer from/review by Nordea? ( ) Yes (X) No *(set x)*

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| INSURANCE |

Insurance company: Alm. Brand Forsikring A/S PoliceNR : 99563842

Premium: 659,82 Kr (X) per month. ( ) per year

Possible. Reservations: Claim for Kloak Renovation in 24/25 , will make Premium go up in 2026

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| PROPERTY INFORMATION |

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| **What's included - Appliances** | | | **Functional** |
| Extractor hood/exhaust | Brand Not Known | Year before 2014 | (X ) Yes ( ) No |
| Tabletop cooker | Brand | Year | ( ) Yes ( ) No |
| Table top induction cooker | Brand | Year | ( ) Yes ( ) No |
| Stove | Brand Not Known | Year before 2014 | (X) Yes ( ) No |
| Induction cooker | Brand | Year | ( ) Yes ( ) No |
| Built-in oven | Brand | Year | ( ) Yes ( ) No |
| Mini oven | Brand | Year | ( ) Yes ( ) No |
| Combi oven: | Brand | Year | ( ) Yes ( ) No |
| Microwave oven | Brand Not Known | Year Not Known | ( ) Yes ( ) No |
| Refrigerator/freezer | Brand Not Known | Year Not Known | (X) Yes ( ) No |
| Refrigerator | Brand | Year | ( ) Yes ( ) No |
| Freezer cabinet | Brand | Year | ( ) Yes ( ) No |
| Chamber freezer | Brand | Year | ( ) Yes ( ) No |
| Wine fridge | Brand | Year | ( ) Yes ( ) No |
| Dishwashing machine | Brand | Year | ( ) Yes ( ) No |
| Washing machine | Brand | Year | ( ) Yes ( ) No |
| Tumble dryer | Brand | Year | ( ) Yes ( ) No |
| Washer/dryer | Brand | Year | ( ) Yes ( ) No |
| Quooker | Brand | Year | ( ) Yes ( ) No |
| Others | Brand | Year | ( ) Yes ( ) No |

**Other items that may be included** (cabinets, curtains, lamps etc.)

These are optional items that the buyer with Seller can make a side deal on :

1x Living room table (downstairs) , 1x sofa (upstairs) , 1x sofa bed (downstairs)

2x TV (Upstairs & downstairs) , 2x Electric up down beds 90cm X 200cm (downstairs)

1x shoe Rack (upstairs) 2x small coffee table (downstairs) , 2x rug (downstairs)

**Things not included**

Any nail-fixed accessories NOT included: (e.g. built-in cabinets, outdoor lights, indoor lights in kitchen and bathroom, mirrors in bathroom, plants in garden etc.)

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| HOMEOWNERS ASSOCIATION / ROAD ASSOCIATION |

Is there a homeowners association / road association? ( ) Yes ( ) No *(set x)*

Is membership mandatory? ( ) Yes (X ) No *(set x)*

Name of landowner association/road association:

Contact person:

Email to contact person:

Website:

**Membership fee** ( ) per month ( ) per quarter. ( ) per year.

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| STOVE / FIREPLACE INSERT |

Is there a stove or fireplace in the property? ( ) Yes (X ) No *(set x)*

Number: Brand:

When was the stove/fireplace manufactured? ( ) before 2003 ( ) after 2003 ( ) unknown

Do you know the exact year?

Is it approved and registered on BBR? ( ) Yes ( ) No

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| HEAT SOURCE |

Type: Oil Burner in the Kellar Age: very old before 2014

Supplementary heat source:

Heat Pump for the upstairs appartment. Heat pump age before 2014

**companies**

El: **andel energi**

Heat: **None , the person buys oil from www.ok.dk**

Water: **Slangerup Vandværk AmbA** Wastewater: **NOVAFOS**

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| THINGS TO BE AWARE OF WHEN VIEWING |

Is there an alarm? ( ) Yes (X ) No *(set x)*

Brand: Location:

Possible. Code:

Seller disables alarm at viewings? ( ) Yes ( ) No *(set x)*

Can the alarm be included in the deal? ( ) Yes ( ) No *(set x)*

Is there an electric car charging station on the property? ( ) Yes (X ) No *(set x)*

Is there a subscription for the charging station? ( ) Yes ( X) No *(set x)*

Can the charging station be included in the deal? ( ) Yes (X ) No *(set x)*

Comments:

**There is are two public fast high power Electric charging points in Superborsen car park which are 3 mins walk away.**

Are there pets in the home? ( ) Yes ( X) No *(set x)*

Which ones?

Notes: *(e.g. the cat must not be let out, or similar*

**Anything else we need to be aware of when viewing?**

* **Some of the doors and windows are very tight , so you need to be careful**

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| PROPERTY INFORMATION |

**Day**

(X ) Tiles ( ) Roofing felt ( ) Standing seam roof

( ) Concrete roof tiles ( ) Natural slate ( ) Built-up construction

( ) Corrugated ternit ( ) Decra ( ) Slate reternit ( ) Roofing felt

Underroof? ( ) Yes ( ) No *(set x) Not Known*

Age of the roof?

Notes:

**Outer wall**

(X) Brick ( ) Gas concrete ( ) Wood ( ) Lime/Sandstone ( )

( ) Other:

Is the surface plastered? ( X) Yes ( ) No *(set x)*

**Insulation**

Quantity:

Outer wall Quantity:

Floor Quantity:

**Windows and windows**

(X ) Thermal windows ( ) Energy glass ( ) 3-layer glass

( ) Double glazing ( ) Single glazing ( ) Coupled panes ( ) Other .

**Ceilings**

(X ) Wooden ceilings ( ) Plastered ceilings ( ) Plaster ceilings ( ) Other:

**Flooring**

( ) Parquet flooring ( ) Parquet flooring ( ) Plank flooring

( ) Laminate flooring ( ) Tile flooring ( ) Wall-to-wall carpets

(X ) Other: Upstairs bathroom has tiled floor ,

Downstairs : kitchen & Bathroom - Laminate flooring

**Underfloor heating**

Is there underfloor heating? (X) Yes ( ) No *(set x)*

Type: (X ) Electricity ( ) Water

Where is there underfloor heating? ( ) Kitchen ( UP stairs) Bathroom ( ) Utility room

( ) Living room ( ) Rooms ( ) Entrance hall

( ) Other:

**Perimeter drain**

Are there perimeter drains on the property? (X) Yes ( ) No *(set x)*

Notes: They are very old

**Sewerage**

( ) Separate sewer ( X) Communal sewer ( ) Septic tank ( ) Don't know

( ) Other:

**Oil tank**

Is there an oil tank on the property? ( X) Yes ( ) No *(set x)*

Is there a fuel certificate on the oil tank? (X ) Yes ( ) No

Location? ( ) Underground ( ) Above ground

Size. Manufacturer/model:

Status of the oil tank? ( ) In operation ( ) Uncovered/looped ( ) ( X) Don't know

**Soil contamination**

Do you know if there is/has been soil contamination on the site? ( ) Yes (X ) No *(put x)*

Notes:

**Solar cells**

Are there solar panels on the property? ( ) Yes (X ) No *(set x)*

Is the system fully functional? ( ) Yes ( ) No ( ) No

Does the system produce electricity or hot water? ( ) ( ) Hot water

*If the solar cells produce electricity:*

Has depreciation been taken? ( ) Yes ( ) No

Which billing scheme do you have with Energinet?

**Private Waterworks**

Is there a private water company? ( ) Yes (X) No *(set x)*

Is membership mandatory? ( ) Yes ( X) No *(set x)*

Name of the waterworks:

Contact person:

Email to contact person:

Website:

**Fee to the water utility:** ( ) per month ( ) per quarter. ( ) per year.

**TV / Internet**

(X ) Cable TV ( ) Dish ( ) Broadband ( X) Fiber network ( ) Other

Can existing connection be taken over? ( ) Yes (X) No *(set x)*

**Kitchen & Kitchenware**

|  |  |  |
| --- | --- | --- |
| Kitchen appliances | Brand | Year |

**Bathroom**

|  |  |  |
| --- | --- | --- |
| Bathroom fixtures | Brand | Year |

**Utility room**

|  |  |  |
| --- | --- | --- |
| Utility room inventory | Brand | Year |

|  |
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| UNAPPROVED BUILDING PARTS/CONDITIONS |

**See Tilstands Report.-**

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| MINOR ERRORS AND DEFECTS |

Small defects in your home that you may only notice when you live there. (e.g. a loose handle, a dripping faucet, broken tile or similar)

**See Tilstands Report.**

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| YOUR HOME AND NEIGHBORHOOD |

Name the 3 best things about your home:

1) Walking access to Superbørsen , Netto and the bus terminal

2) Direct connection possible to tdc fiber net 1000MBs Check www.tdcnet.dk

3) **There is are two public fast Electric charging points in Superborsen car park which 3 mins walk away**

How would you describe the area?

**Quite in the evenings and nice safe area**

Which school belongs to the area?

Are there children on the road? ( ) Yes ( ) No *(set x)*

Age of the children, approx? Do not know

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| OTHER GENERAL COMMENTS |

If there are any other general things you think are important to include, you can write them here:

**The house is a renotation project and is price discounted already by 300.000 kr**

The house has nice garden with lots of trees to provide privacy

There is the Slangerup bus terminal within walking distance

There are the following shops within walking distance : Superborsen , Netto , 365

**There is are two public fast Electric charging points in Superborsen car park which is 3 mins walk away**

There is lots of off street parking in front of Brobækgade 28

The house has a small river in the back garden,

The Kloak system has been renovated and cleaned in 2025 using TV inspection

Direct connection possible to tdc fiber net 1000MBs Check www.tdcnet.dk

With connection possible to : YouSee , Bolignet, Dansknet , Fastspeed, Hiper, Telnor , Waoo, Norlys. There is no current internet connection.

Mobile phone connections & Mobile data conditions are good as there are several base stations which can be visible seen.

It also possible to get access to the TDC coaxial cable tv net as well .

All of the kitchen items are quite old , many from before 2014

There is a kitchen downstairs

* Cooker standalone with old style ring hot plates
* Microwave oven old
* Kitchen fridge freezer
* M-Head with vent to the outside airspace

There is a kitchen upstairs

* Cooker standalone with old style ring hot plates
* Microwave oven old
* Kitchen fridge old
* Washing Machine old

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The house is divided into two separate apartments , each with the own outside entrance door.

The two apartments have their own postal address and there own registration with TDCNET.

Danbolig should check the BBR register to understand how the property is registered in the BBR listing.