NWWI
Nederlands Woning Waarde Instituut

The NWWI for you as a consumer

An appraisal report is required to finance the purchase of a home, renovation or when refinancing of your mortgage. These are important matters and you should be able to rely on the contents of an appraisal report. Especially in times like these, in which housing prices as they used to be obtained upon selling can no longer be taken for granted, a correct and complete substantiation of an appraised value for all involved is of great importance. A validated NWWI report will take care of this.

The NWWI

The Dutch Housing Evaluation Institute, the NWWI, validates (approves) appraisal reports of homes of connected appraisers and will ensure that any appraisal is prepared uniformly and according to clear guidelines. Moneylenders, housing associations, intermediaries and consumers receive home appraisals that are clear, reliable and as objective as possible, in order to provide insight into the way in which the assessed value is established.

Validation

To finance a mortgage with NHG (and increasingly for non-NHG mortgages) a "validated" appraisal report is required. Validation means that it is checked whether the appraiser and appraisal reports meet the stringent predetermined quality requirements. While validating, it is important that an appraisal report truly substantiates the market value and that this report is more than just an administrative necessity for the feasibility and acceptance of a mortgage.

The importance of a proper appraisal report

The new Code of Conduct Mortgage Financing of the Dutch Banking Association states that one of the pillars (called "loan to value"), where the maximum financing of a home is calculated, is based on the market value. This market value is reflected in the appraisal report, which was prepared by an appraiser affiliated with the NWWI

Quality

NWWI monitors the quality of both the appraisal and the appraiser by conducting continuous checks. NWWI is recognised by the Guarantee Fund Homeownership Foundation (executor of the NHG) as a validation Institute and is DNV ISO 9001:2015-certified, according to the standards as established by the Dutch Register Real Estate Appraisers (NRVT). Only appraisers who meet strict quality requirements can register with the NWWI. Currently there are more than 4.200 appraisers affiliated with the NWWI.

How it works

The valuer works within an area where they are locally known. After you have chosen a moneylender, you can decide which appraiser may perform the assignment. After the assignment has been accepted, the appraiser will draw up the appraisal report and declare, based on its own expertise and local knowledge, the difference between the appraised value and the model values (supplied by NWWI). He substantiates his value judgement according to strict guidelines to make sure it is clear to you how the appraised value was established. You will receive the appraisal automatically via email after it has been digitally signed by the appraiser.

Request a NWWI appraisal report

There are several ways to do this. Your mortgage broker or appraiser of your choice can arrange this for you via the NWWI, but you can also request a report yourself. Simply visit our website: www.nwwi.nl and click on "Request Report".

Costs

In addition to the amount of the valuation itself, a validated NWWI report costs € 59,83 including VAT (€ 49,45 excluding VAT). These costs must always be stated separately as "NWWI contribution" on the invoice of the appraiser.

In short

- **Competent and reliable appraisers;**
- **Understandable appraisal report;**
- **Understanding the substantiations of the value;**
- **Accepted by all moneylenders;**
- **Report accessible online;**
- **Paperless, sustainable and efficient process;**

For more information: www.nwwi.nl