

Checklist for the sale of residential real estate in Germany

Documents when selling a property (house, flat, plot of land, etc.)	
<input type="checkbox"/>	Monument protection requirements / year of construction
<input type="checkbox"/>	Land register extract
<input type="checkbox"/>	(Scaled) floor plan
<input type="checkbox"/>	Field map / site plan
<input type="checkbox"/>	Energy certificate
<input type="checkbox"/>	Proof of repairs
<input type="checkbox"/>	Building plans(-drawings)/building permit
<input type="checkbox"/>	Building and equipment description
<input type="checkbox"/>	Proof of building and fire insurance
<input type="checkbox"/>	Property tax assessment
<input type="checkbox"/>	Calculation of living space
<input type="checkbox"/>	Extract from the register of contaminated sites
<input type="checkbox"/>	Extract from the register of building encumbrances

Additional documents required for the sale of a condominium	
<input type="checkbox"/>	Declaration of Partition and Community Rules
<input type="checkbox"/>	Tenancy agreement including attachments
<input type="checkbox"/>	Current business plan
<input type="checkbox"/>	Status of the maintenance reserve
<input type="checkbox"/>	Owners' minutes of the last three years / current resolution book
<input type="checkbox"/>	Statement of operating costs for the last three years (for rented flats)
<input type="checkbox"/>	Statement of the house charges for the last three years (in the case of owner-occupied flats)
<input type="checkbox"/>	Confirmation from the property management that there are no more arrears on the part of the seller.