

House Finders Northern Italy RATE SHEET

All Fees are listed in US\$.

- 1) “House Finding Services” Fee US\$ 2,500 for a Three-Month Term**
After the initial Three-Month Term, Client can elect to extend the Agreement for a fee of US\$ 300 per month.
- Search for, find and track houses for sale in the regions of **Piedmont Northern Italy or Sicily Southern Italy**. We track hundreds of properties -- classically Italian houses.
 - When a client engages us for our services, we create for them a Personal Client Database of available and relevant properties based on their budget and criteria.
 - The Personal Client Database includes online links to the property listings and photos, and all of the information that is available about the properties, organized in an easily sorted manner. We then update, add to, and send this database to the Client on a weekly basis.
 - Regular correspondence with Client on all aspects of the search process.
 - Liaise with the Italian Sales Agents* representing the properties to answer any questions the client may have.
 - Arrange and coordinate Property Viewing Days with Sales Agents when client is in Italy to tour the client’s Properties of Interest with the Sales Agents. HouseFinders does not accompany client on the Property Viewing Days. We set up the clients very well for the Property Viewing Days, we handle all of the logistics, appointment timing, we provide contact sheet with info, etc. We provide excellent google maps for the Property Viewing Days and the Google coordinates for every property.
 - Act as the client’s representative here on the ground in Italy and offer our personal time and energy commitment to help find your home in the Italian regions we service.

- 2) “House Buying Services” Fee US\$1,500 per house**
For clients who wish to engage us in the House Buying Process -- in conjunction with, or without the above services.

- Recommendations on local resources and personnel including Notaios and Geometras
- Guidance through the sale process including:
 - Bidding and negotiation
 - Sales agent oversight
 - Compromesso (aka sale contract)
 - Translation
 - Documentation requests
 - Notaio liaison
 - Time and process management
 - Deed signing guidance

***Italian Sales Agents:** HFNI are not real estate agents, we are house finders and service providers. We introduce our clients to the Italian Sales Agents. Our Services and the payments for our Services are unrelated to the Italian Sales Agent services, agreements, or commissions. Buyers pay Italian Sales Agent fees and commissions through the sale transaction.

OTHER HFNI SERVICES

- 3 On-The-Ground Reconnaissance of Properties of Interest US\$250 Per Property**
For when you can’t be here in Italy:
We go to Properties of Interest to obtain additional photos and/or videos of the house, photos and detailed descriptions of location, neighbors, neighborhood, environs, and/or to give non-structural opinions.
- 4 Geometra House Inspection, Videotaping, Condition Report, Plan Compliance US\$1,600 Per Property**
We engage a trusted, licensed, professional Geometra to provide:
- A) Licensed geometra’s professional inspection of the house and property, including structural aspects
 - B) Plan check with the comune and cadastral agency on house compliance with plans on file
 - C) Geometra’s written report, in English, of the inspection and plan check
- 5 Power of Attorney Services US\$400/Signing Day**
For when you can’t be here in Italy:
Including guidance and advice on the POA process, required documentation, notary requirements, apostilles, attendance, and representation at deed signing in Italy.
- 6 Home Owner’s Insurance Quotes and Policies US\$150/Property**
Building, contents, liability, earthquake – HFNI can get super competitive rates from one of the top rated, longest-standing Insurance Agencies in Italy. We’ve secured dozens of policies for our clients and homeowners here in Italy.
- 7 Project and Property Management, Geometra Post-Buy Services Pricing Negotiated Directly with Service Provider**