

House Finders Northern Italy - RATE SHEET

All Fees are listed in US\$. All Fees/Services are independent of each another.

“House Finding Services” Term, Fee, and Services:	US\$ 2,500 for: A) A Three-Month Term, consecutive or non-consecutive at client’s discretion, OR B) The point when an Offer is Given/Accepted on a property, whichever comes first
<ul style="list-style-type: none"> • Search for, find and track houses for sale in Piedmont Northern Italy. We track hundreds of classically Italian houses. • Create and provide a Personal Client Database of available and relevant properties based on client budget and criteria. This database is in spreadsheet form and includes online links to the property listings, and all of the information that is available about the properties, organized in an easily sorted manner. • Weekly update of Personal Client Database with new listings found online and through private sellers • Regular correspondence with Client on all aspects of the search process. 	<ul style="list-style-type: none"> • Liaise with the Italian Sales Agents or private owners representing the properties to answer client questions. • Arrange and coordinate Property Viewing Days when client is in Italy to tour the Properties of Interest. HouseFinders does not accompany client on the Property Viewing Days. We set up and handle all of the logistics, appointments, timing, contact sheets, Google coordinates etc. • 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.
“House Buying Services” Fee, Term, and Services:	US\$1,500 for a Sales Agent Represented Property US\$2,500 for a Privately Sold Property Should the client choose to continue to engage HFNI after an offer is given/accepted and through the House Buying Process, HFNI will perform the House Buying Services as listed below for a single house.
<ul style="list-style-type: none"> • Guidance through the sale process including: • The Offer • The Sale Contract with Sales Agent • Creation /Execution of a Sale Contract if a Private Sale • Proof of ownership of seller • The Pre-Buy Geometra structural and plan inspection (if applicable and as a separate fee as per below) 	<ul style="list-style-type: none"> • Notaio recommendation, liaison through Deed Signing • Documentation requests and document administration • Time and process management • Sales Agent oversight • Translation (does not include translation of legal, technical or professional documents)
<p>“Other” HFNI Services Fees These services and fees are independent from our House Finding Services or House Buying Services.</p>	
<p>1 <u>Videotaping of Properties of Interest</u> For when you can’t be here in Italy: We go to your Property(ies) of Interest to obtain additional photos and/or videos of the house, photos and detailed descriptions of location, neighbors, neighborhood, environs and/or to assess and provide non-structural opinions.</p>	<p align="right">US\$300 Per Property within Piedmont/\$450 outside</p>
<p>2 <u>Obtain your Codice Fiscale – aka Italian Fiscal Code Identification Document</u> Yes we can obtain this somewhat elusive document and email it to you – usually within a week!</p>	<p align="right">US\$150 Per Person</p>
<p>3 <u>Geometra PRE-BUY Inspection, Ownership Verification, Condition Report, Plan Compliance</u> We engage a trusted, licensed, professional Geometra to provide:</p> <ul style="list-style-type: none"> A) Licensed geometra’s professional inspection of house and property, focusing on structural soundness B) Verification of ownership through current catasto records C) Plan check with the comune and cadastral agency on house compliance with plans on file D) Geometra’s written report, in English, of the inspection and plan check results 	<p align="right">US\$1,600 Per Property</p>
<p>4 <u>Power of Attorney Services</u> For when you can’t be here in Italy: Including guidance and advice on the POA process, required documentation, notary requirements, apostilles, attendance and in-person representation at deed signing in Italy.</p>	<p align="right">US\$400/Signing Day</p>
<p>5 <u>Home Owner’s Insurance Quotes and Policies</u> 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.</p>	<p align="right">US\$150/Property – No Charge to Existing Clients</p>
<p>6 <u>Post-Buy Services</u> We can help you with many of your Post-Buy needs including the following services:</p> <ul style="list-style-type: none"> • Project Management of Renovations and Restorations - including plan creation and filing if needed • Property Management – from soup to nuts, our experienced property managers can perform any services needed • Local Guide and Translator – need to open a bank account, get a phone, hire a driver, etc., our experienced, friendly and sociable local guides can make these chores a breeze. 	<p align="right">Pricing Negotiated Directly with Service Provider</p>