

House Finders Northern Italy - RATE SHEET

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

<p>“House Finding Services” Term, Fee, and Services:</p>	<p>US\$ 2,500 for the earliest of: 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</p>																																																																											
<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 Property Listings Database of available and relevant properties based on client budget criteria. This database is in spreadsheet form and includes online links to the property listings, and information that is available online about the properties in an easily searchable, sortable format. • Weekly update of Personal Client Property Listings Database with new listings found online and through private sellers • 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 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. 																																																																												
<p>“House Buying Services” Fee, Term, and Services:</p>	<p>US\$1,500 for Clients of our House Finding Services for a Sales Agent Represented Property US\$2,500 for New Clients or for any 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.</p>																																																																											
<ul style="list-style-type: none"> • Guidance through the sale process including: • The Offer • The Sale Contract (Proposta) with Sales Agent or • Creation /Execution of a Sale Contract if a Private Sale • Proof of ownership of seller • The Pre-Buy Geometra structural and plan inspection (if requested and as a separate fee as per below) 	<ul style="list-style-type: none"> • Correspondence with and coordination of necessary steps with Sales Agent, owner, Notaio, Geometra • Document Exchange • Notaio recommendation, liaison through Deed Signing • Documentation requests and document administration • Time and process management • 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>																																																																												
<table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">1</td> <td style="width: 85%;"><u>Download of our Property Listings Database</u></td> <td style="width: 10%; text-align: right;"><u>\$US199/Per Month</u></td> </tr> <tr> <td></td> <td colspan="2">For the Do-It-Yourselfer, a download of our entire searchable, sortable database with 1,200+ listings.</td> </tr> <tr> <td>2</td> <td><u>Videotaping of Properties of Interest – within Piedmont</u></td> <td style="text-align: right;"><u>US\$350 Per Property within 50km / \$450 > 50km</u></td> </tr> <tr> <td></td> <td colspan="2">For when you can’t be here in Italy: We go to your Property(ies) of Interest to obtain detailed videos of the house, location, neighbors, neighborhood, environs. If asked, we will assess house and location and provide non-structural opinions.</td> </tr> <tr> <td>2</td> <td><u>Arrange Property Viewing Days for Properties of Interest</u></td> <td style="text-align: right;"><u>US\$250 Per Day – No Charge to Existing Clients</u></td> </tr> <tr> <td></td> <td colspan="2">HFNI will create maps, schedules, contact sheets for clients and will set-up, arrange and coordinate viewings with Sales Agents.</td> </tr> <tr> <td>3</td> <td><u>Personal Tour of HFNI Favorite Areas, Towns, Villages</u></td> <td style="text-align: right;"><u>US\$500 Per Day</u></td> </tr> <tr> <td></td> <td colspan="2">Client provides transportation for half-day tour (then lunch) of Lisa’s favorite areas, towns and villages.</td> </tr> <tr> <td>4</td> <td><u>Obtain Codice Fiscale – aka Italian Fiscal Identification Document</u></td> <td style="text-align: right;"><u>US\$150 Per Person</u></td> </tr> <tr> <td></td> <td colspan="2">Yes we can obtain this elusive document from the Agenzia delle Entrate office and email it to you – usually within a week!</td> </tr> <tr> <td>5</td> <td><u>Geometra PRE-BUY Inspection, Ownership Verification, Condition Report, Plan Compliance</u></td> <td style="text-align: right;"><u>US\$1,600 Per Property</u></td> </tr> <tr> <td></td> <td colspan="2">We engage a trusted, licensed, professional Geometra to provide:</td> </tr> <tr> <td></td> <td colspan="2">A) Licensed geometra professional inspection of house and property, focusing on structural soundness</td> </tr> <tr> <td></td> <td colspan="2">B) Verification of ownership through current catasto records</td> </tr> <tr> <td></td> <td colspan="2">C) Plan check with the comune and cadastral agency on house compliance with plans on file</td> </tr> <tr> <td></td> <td colspan="2">D) Geometra’s written report, in English, of the inspection and plan check results</td> </tr> <tr> <td>6</td> <td><u>Power of Attorney Services</u></td> <td style="text-align: right;"><u>US\$450/Signing Day</u></td> </tr> <tr> <td></td> <td colspan="2">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.</td> </tr> <tr> <td>7</td> <td><u>Home Owner’s Insurance Quotes and Policies</u></td> <td style="text-align: right;"><u>US\$150/Property – No Charge to Existing Clients</u></td> </tr> <tr> <td></td> <td colspan="2">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.</td> </tr> <tr> <td>8</td> <td><u>Post-Buy Services</u></td> <td style="text-align: right;"><u>Pricing Negotiated Directly with Service Provider</u></td> </tr> <tr> <td></td> <td colspan="2">We can help you with many of your Post-Buy needs including the following services in the Greater Moncalvo Monferrato region:</td> </tr> <tr> <td></td> <td colspan="2">• Project Management of Renovations and Restorations - including plan creation and filing if needed</td> </tr> <tr> <td></td> <td colspan="2">• Property Management – from soup to nuts, out experienced property managers can perform services needed incl. AirBandB, VRBO rentals, etc.</td> </tr> <tr> <td></td> <td colspan="2">• Local Guide and Translator – need to open a bank account, set up utilities, get a phone, hire a driver, etc.? Our experienced, friendly and sociable local guides can make these chores a breeze.</td> </tr> </table>		1	<u>Download of our Property Listings Database</u>	<u>\$US199/Per Month</u>		For the Do-It-Yourselfer, a download of our entire searchable, sortable database with 1,200+ listings.		2	<u>Videotaping of Properties of Interest – within Piedmont</u>	<u>US\$350 Per Property within 50km / \$450 > 50km</u>		For when you can’t be here in Italy: We go to your Property(ies) of Interest to obtain detailed videos of the house, location, neighbors, neighborhood, environs. If asked, we will assess house and location and provide non-structural opinions.		2	<u>Arrange Property Viewing Days for Properties of Interest</u>	<u>US\$250 Per Day – No Charge to Existing Clients</u>		HFNI will create maps, schedules, contact sheets for clients and will set-up, arrange and coordinate viewings with Sales Agents.		3	<u>Personal Tour of HFNI Favorite Areas, Towns, Villages</u>	<u>US\$500 Per Day</u>		Client provides transportation for half-day tour (then lunch) of Lisa’s favorite areas, towns and villages.		4	<u>Obtain Codice Fiscale – aka Italian Fiscal Identification Document</u>	<u>US\$150 Per Person</u>		Yes we can obtain this elusive document from the Agenzia delle Entrate office and email it to you – usually within a week!		5	<u>Geometra PRE-BUY Inspection, Ownership Verification, Condition Report, Plan Compliance</u>	<u>US\$1,600 Per Property</u>		We engage a trusted, licensed, professional Geometra to provide:			A) Licensed geometra 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		6	<u>Power of Attorney Services</u>	<u>US\$450/Signing Day</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.		7	<u>Home Owner’s Insurance Quotes and Policies</u>	<u>US\$150/Property – No Charge to Existing Clients</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.		8	<u>Post-Buy Services</u>	<u>Pricing Negotiated Directly with Service Provider</u>		We can help you with many of your Post-Buy needs including the following services in the Greater Moncalvo Monferrato region:			• Project Management of Renovations and Restorations - including plan creation and filing if needed			• Property Management – from soup to nuts, out experienced property managers can perform services needed incl. AirBandB, VRBO rentals, etc.			• Local Guide and Translator – need to open a bank account, set up utilities, get a phone, hire a driver, etc.? Our experienced, friendly and sociable local guides can make these chores a breeze.	
1	<u>Download of our Property Listings Database</u>	<u>\$US199/Per Month</u>																																																																										
	For the Do-It-Yourselfer, a download of our entire searchable, sortable database with 1,200+ listings.																																																																											
2	<u>Videotaping of Properties of Interest – within Piedmont</u>	<u>US\$350 Per Property within 50km / \$450 > 50km</u>																																																																										
	For when you can’t be here in Italy: We go to your Property(ies) of Interest to obtain detailed videos of the house, location, neighbors, neighborhood, environs. If asked, we will assess house and location and provide non-structural opinions.																																																																											
2	<u>Arrange Property Viewing Days for Properties of Interest</u>	<u>US\$250 Per Day – No Charge to Existing Clients</u>																																																																										
	HFNI will create maps, schedules, contact sheets for clients and will set-up, arrange and coordinate viewings with Sales Agents.																																																																											
3	<u>Personal Tour of HFNI Favorite Areas, Towns, Villages</u>	<u>US\$500 Per Day</u>																																																																										
	Client provides transportation for half-day tour (then lunch) of Lisa’s favorite areas, towns and villages.																																																																											
4	<u>Obtain Codice Fiscale – aka Italian Fiscal Identification Document</u>	<u>US\$150 Per Person</u>																																																																										
	Yes we can obtain this elusive document from the Agenzia delle Entrate office and email it to you – usually within a week!																																																																											
5	<u>Geometra PRE-BUY Inspection, Ownership Verification, Condition Report, Plan Compliance</u>	<u>US\$1,600 Per Property</u>																																																																										
	We engage a trusted, licensed, professional Geometra to provide:																																																																											
	A) Licensed geometra 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																																																																											
6	<u>Power of Attorney Services</u>	<u>US\$450/Signing Day</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.																																																																											
7	<u>Home Owner’s Insurance Quotes and Policies</u>	<u>US\$150/Property – No Charge to Existing Clients</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.																																																																											
8	<u>Post-Buy Services</u>	<u>Pricing Negotiated Directly with Service Provider</u>																																																																										
	We can help you with many of your Post-Buy needs including the following services in the Greater Moncalvo Monferrato region:																																																																											
	• Project Management of Renovations and Restorations - including plan creation and filing if needed																																																																											
	• Property Management – from soup to nuts, out experienced property managers can perform services needed incl. AirBandB, VRBO rentals, etc.																																																																											
	• Local Guide and Translator – need to open a bank account, set up utilities, get a phone, hire a driver, etc.? Our experienced, friendly and sociable local guides can make these chores a breeze.																																																																											