

**House Finders Northern Italy - RATE SHEET**

**All Fees are listed in US\$ and Euros and can be paid in either currency. All Fees/Services are independent of each another.**

<p><b>“House Finding Services” Term, Fee, and Services:</b></p>	<p><b>US\$ 2,500 or Euros 2,500 for the earliest of:</b>  <b>A) A Three-Month Term, consecutive or non-consecutive at client’s discretion, OR</b>  <b>B) The point when an Offer is Given (House Finding Services will continue thru term if offer falls through)</b></p>
<ul style="list-style-type: none"> <li>• Search for, find and track houses for sale in Piedmont Northern Italy. We track hundreds of classically Italian houses.</li> <li>• Create and provide a Personal Client Property Listings 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 information that is available online in an easily searchable, sortable format.</li> <li>• Weekly update of Personal Client Property Listings Database with new listings found online and through private sellers</li> <li>• 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.</li> <li>• 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.</li> </ul>	
<p><b>“House Buying Services” Fee, Term, and Services:</b></p>	<p><b>US\$2,500 or Euros 2,500 for one house – thru deed signing. House Buying Services continue if offer falls through.</b>                  Before, during, or after an offer is given 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"> <li>• Guidance through the sale process including:</li> <li>• The Offer</li> <li>• The Sale Contract (Proposta) with Sales Agent or</li> <li>• Creation /Execution of a Sale Contract if a Private Sale</li> <li>• Proof of ownership of seller</li> <li>• The Pre-Buy Geometra structural inspection and/or plan check (if requested and as a separate fee as per below)</li> </ul>	<ul style="list-style-type: none"> <li>• Notaio recommendation, liaison through Deed Signing</li> <li>• Correspondence with and coordination of necessary steps with Sales Agent, owner, Notaio, Geometra</li> <li>• Documentation requests and document administration</li> <li>• Payments guidance</li> <li>• Time and process management</li> <li>• Translation (not including legal, technical or professional docs)</li> </ul>
<p><b>“Other” HFNI Services Fees</b>  <b>These services and fees are independent from our House Finding Services or House Buying Services.</b></p>	
<ol style="list-style-type: none"> <li><b>1 <u>Download of our Property Listings Database</u> <span style="float: right;"><u>US\$/Euros 199</u></span></b>                      For the Do-It-Yourselfer, a download of our entire searchable, sortable database with 1,000+ vetted listings.</li> <li><b>2 <u>Videotaping of Properties of Interest – within Piedmont</u> <span style="float: right;"><u>US\$/Euros 450 Per Property&lt;40km of Moncalvo/550 Outside</u></span></b>  <b>For when you can’t be here in Italy:</b>                      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.</li> <li><b>3 <u>Personal Tour of HFNI Top Piemonte Areas, Towns, Villages</u> <span style="float: right;"><u>US\$/Euros 500 Per Day</u></span></b>                      Client provides transportation for a five-hour tour (lunch if desired) of Lisa’s favorite, most livable areas, towns and villages.</li> <li><b>4 <u>Obtain Codice Fiscale – aka Italian Fiscal Identification Document</u> <span style="float: right;"><u>US\$/Euros 150 Per Person</u></span></b>                      Yes we can obtain this elusive document from the Italian Consulate and email it to you – usually within two weeks!</li> <li><b>5 <u>Geometra PRE-BUY On-Site Inspection, Videotaping of Property, Condition Checklist - in the Greater Asti/Moncalvo region.</u></b>  <b>We engage a trusted, licensed, professional Geometra to provide:</b> <ul style="list-style-type: none"> <li><b>A –With Videotaping but Without Plan Check</b> <span style="float: right;"><u>US\$/Euros 900</u></span>                              Licensed geometra professional inspection, opinion and checklist of house and property, focusing on structural soundness                              Check of ownership through current catasto records</li> <li><b>B - With Plan Check and Technical Report</b> <span style="float: right;"><u>US\$/Euros 1,600 Per Property</u></span>                              Above Services                              Plan Check with the comune and cadastral agency on house compliance with plans on file (<u>does not incl. plan conformity or resubmission of plans to comune</u>)                              Geometra’s written Technical Report, in English, of the inspection and plan check results</li> </ul> </li> <li><b>6 <u>Power of Attorney Services</u> <span style="float: right;"><u>US\$/Euros 500 Per Signing Day</u></span></b>  <b>For when you can’t be here in Italy:</b> Including guidance and advice on the POA process, required documentation, notary requirements, apostilles, attendance and in-person representation and signing of deed in Italy.</li> <li><b>7 <u>Home Owner’s Insurance Quotes and Policies</u> <span style="float: right;"><u>US\$150/Euros Per Property – No Charge to Existing Clients</u></span></b>                      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.</li> <li><b>8 <u>Post-Buy Services</u> <span style="float: right;"><u>Pricing Negotiated Directly with Service Provider</u></span></b>                      We can put you in touch with experienced English / Italian speaking locals within the Asti, Alessandria, Moncalvo region for:                     <ul style="list-style-type: none"> <li>• <b>Project Management of Renovations and Restorations</b> - including plan creation and filing if needed</li> <li>• <b>Property Management</b> – from soup to nuts, out experienced property managers can perform services needed incl. AirBandB, etc.</li> <li>• <b>Local Guide and Translator</b> – 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.</li> </ul> </li> </ol>	