

## **ADDITIONAL FORMALITIES AFTER PURCHASE A PROPERTY**

Once you have become the owner of the property, there are small technicalities to be settled according to Italian law. Purchase must be notified to the local police (the police headquarters), as well as transfer all utilities to your name (gas, electricity, water and telephone contracts). Finally, if you have purchased an apartment, just inform the building manager you are the new owner.

Some services provided to our customers at this point:

- Consultancy, cost comparison or take out materially the property insurance;
- Logistics services (relocation, administrative gobbledygooks);
- Identify any potential restoration work, acting as Project Manager, as well as providing local workers' contacts. Regardless of the company will take care the matter, you can always rely on us for professional advice.
- a continuous property management and a support service for the management of small expenses and utilities, remaining your brokerage contact in case you want to rent your property.

## **COSTS RELATED TO PURCHASE**

To make easier for you to calculate budget necessary for the whole sale, we have listed all the costs that the buyer will incur when buying a property:

- AGENCY FEES, which for Dionisi PROPERTY can vary between 3-5% depending on the complexity and value of the services provided.  
This is the standard percentage; for particular properties and transactions cost of the services varies in proportion, and you will be informed in advance and plainly. In case you decide to buy a property from another agency even still want to employ one of our services, this will be the only service to be honored, guaranteeing anyway commitment to collaborate with the seller's agency and try on agreeing for an adjustment of their fees.
- REGISTRATION FEES. If for buildings, registration tax it's the 10% of its cadastral value (or 3% if you're buying a first home); if for a land and you are not the direct grower or professional agricultural entrepreneur, registration tax is the 18% of the declared value. To these should be added fixed costs for stamps.
- Expenses for the NOTARY, which vary in relation to the purchase declared value.

## **OPTIONAL COSTS**

- SURVEYOR FEES. When the property requires a further in-depth investigation or the buyer requires additional audits, Dionisi Property will instruct his surveyor to carry out and complete them.

Resulting additional cost will be up to the buyer.

- **LEGAL FEES.** Acquisition process in Italy differs significantly from other states' one, because parties involved hasn't almost any need to contact a lawyer. Part of our duty for international clients consists in managing any legal aspects (together with the Notary and the surveyor); moreover, as Mediator, we have also the duty to manage them correctly and impartially. If one of our clients still prefers being legal attended from a lawyer, fee for his service would vary according to the duties performed.
- **BANK CHARGES.** Expenses for the funds transfer vary depending on whether they are national, community or international.