DO YOUR RESEARCH

- Gather all the information both positive and negative about the properties
- Attend property exhibitions in your home country and go online to develop your wish list.
- Determine your legal status in the country and its effect on the whole process.
- Create a property buying brief
- What do you want, and what will you do with it? Will the property be a primary residence, a resale, a new-built, for rent out?
- How much do you want to pay?

BOOK YOUR VISIT

- Find a real estate connection in Italy. This can easily be done online or through a local real estate agent. Have a back up available in case.
- Needs to be reliable, legally registered, helpful and ready to meet your needs
- Experience with foreign buyers

SEARCH AND PURCHASE

- **Book a viewing trip** to explore areas without pressure to immediately buy. At least 2 are needed – not during Italian holidays or vacations
- **Make an offer** through your agent. Your agent is your representative on the ground with all the local knowledge.

KEY FINANCIAL POINTS TO CONSIDER

- **Your budget** – includes price of house and property, as well as costs of maintaining property and life style. Maximum purchase price inclusive of taxes and fees.
- **Type of money** available
- Outright purchase - using total equity release, inheritance, etc.
- Mortgage purchase – can include some equity release on present-owned property
- mortgage, deposit, method of monthly payments
- effect of currency exchange on property cost and monthly payments
- resident, non-resident mortgages
- **Long-term funding** – pension, work, business ownership

LEGALITIES

- **Home Country** – You will need a financial planner and manager in your home country to oversee both your pre-purchase and after-purchase finances. This includes taxes, pension, banking, inheritance and property management.
- **Italy** – You will need an independent, English-speaking lawyer. There are such lawyers in Italy, English-fluent, thoroughly familiar with the details and processes of the international property sector
- This lawyer will do all relevant checks and document reviews
- **Italy** – You will need a Notary who is legally-trained and employed by the Italian government
- acts on a neutral basis – does not act for buyer or seller
- overseas paperwork regarding property transaction, taxes and registrations

MOVING

- Use a **registered, international mover** – can be chosen from a trade association list and/or personal recommendation

- You will need a **six-month time frame** to complete packing and shipping details in your home country as well as the actual removal to Italy
- It is possible that storage will be required, either in home country or in Italy if there is a time difference between purchase and move-in

PROPERTY MANAGEMENT

- Do a **local check on regulations** governing part-time property use as well as renting out
- Need a **Property Management Agent** if you do not intend to live full-time in your property
- provides services of such as key-holding, bills and accounting, changeovers and cleaning, pools and gardens

PROTECTIONS

- Insurance
- International insurance company with contracts in English
- primary residence or rent-out each requires different type of coverage
- home country based insurance specializing in holiday homes can give high liability limits and allow payment in home currency
- Italy-based insurance offers on-the-ground contracts, providing coverage adapted to local needs
- Health Care
- part-time Italian resident – EHIC European Health Insurance Card
- permanent Italian resident – Italian state system or private healthcare provider