

# SUPER SAVVY TRAVELERS, LLC

## Services Terms and Conditions

We are pleased that you've selected Super Savvy Travelers, LLC, to assist you with your Italian property purchase and/or renovation. We offer a flexible engagement structure that can be customized to your needs.

All services are subject to the availability of the individuals providing those services. We encourage you to schedule your services early.

Services and pricing are listed on our website at [www.supersavvytravelers.com](http://www.supersavvytravelers.com).

### **Property Purchase Consulting in Santa Domenica Talao and other select areas (included with every property purchase)**

- Assistance with arrival logistics
- Evaluation of property needs using the Property Purchase Checklist
- Initial intake interview with Chris and a qualified architect or other professional designee (live or remote subject to availability)
- Tours of properties with an architect or other professional designee
  - Up to 6 property tours included (additional tours available for an extra charge per tour)
  - Free translation services subject to availability
- Market value analysis of properties
- A meeting with Chris and the architect, or a qualified subject matter expert, to review renovation options for the final selected property (live or remote, subject to availability)
- Scheduling of the Compromesso (translation fees not included)
- Assistance with setting up wire transfers of the initial deposit and final payments (*setting up and funding an account with Wise early in the process is highly recommended*)
- Ensuring cadastral plans and Ape are completed by the seller and ready in time for the Act
- Scheduling the Act with a Notaio (Act interpretation services and required translation fees not included)
- Consulting/Translation Fee is 3% of the property purchase price (€2,500 min., €3,000 min. starting 1/1/2023, due at the signing of the Act), with the traditional/usual buyer's agent fee generally waived
- For areas or properties not covered by this service, we will refer you to an agent in our network, with no extra charges or fees due to Super Savvy Travelers



# SUPER SAVVY TRAVELERS, LLC

## General Terms and Conditions

**1. Billing and Payments** - SST submits statements and invoices for the professional services rendered and other charges and expenses incurred. Said statements shall contain the names of the SST representatives involved and a description of their services.

For all banking matters with SST such as bank transfers, online payment services, payment on behalf of clients, or others, any related disbursement will be added to the accrued fee.

Payment is due within 7 (seven) days of receipt of SST's invoice. A 7% interest is due for late payments along with a monthly handling collection fee of €25.

**2. Conflict Provisions** - It is possible that SST has represented and may from time to time hereafter represent other persons or entities with whom the Client's interest and those of the Client's affiliates are adverse (in transactions, or otherwise) in matters which are not substantially related to the current engagement. The Client hereby acknowledges and consents to the foregoing and agrees, to the extent necessary, to hereby waive any conflict of interest arising from the foregoing. SST agrees to disclose any conflicts of interests that it is aware of at the time.

SST agrees, however, that the Client's consent to adverse representation will not apply in any instance where, as a consequence of SST's representation of the Client, SST has obtained sensitive, proprietary or other confidential information of a non-public nature that, if known to any such other client of SST, could be used in a matter in which SST is retained by another client to material disadvantage of the Client, unless SST's representatives who have such information have been screened from any involvement in the adverse representation.

**3. Confidentiality** - Throughout the course of SST's work on the Client's matter there will be numerous communications with varying levels of confidentiality. SST strongly recommends not forwarding or copying any content received from our offices to other parties involved in the matter. SST recommends this as means to safeguard the Client's best interest given that SST will be communicating information to the Client that is in the Client's favor and protecting the Client's interests in the transaction. This does not always coincide with the best interests of other parties involved in the matter and disclosing this confidential information could jeopardize the Client's position. There will of course be communications with all parties copied when the information does pertain to all who are involved.

**4. Extent of Engagement** - SST is a U.S.-based firm. Members of SST provide consultation and translation services only and are not licensed real estate agents in Italy nor are they licensed to practice law in Italy.



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**5. Applicable Law and Competent Court** - These terms and conditions as well as any relationship between the Firm and the Client in connection to this engagement letter shall be governed by U.S. legislation. Any disputes that may arise between the Client and SST, even if in connection with this engagement letter, shall be subject to the exclusive jurisdiction of U.S. courts.

