ItalianSmartBuy.com | DREAM • DEED • AFTERCARE™

THE FIRST 10 THINGS

A Prospective International Buyer Should Do Before Acquiring Property in Italy

A practical starting guide through our Dream To Deed To Aftercare framework



Your Italian property journey begins with informed decisions, the right team, and a clear roadmap.

Start With a Plan, Not a Property Listing

Buying property in Italy can be deeply rewarding, but the process differs from a typical U.S. transaction. Language, documentation, property condition, local planning rules, taxes, notarial procedures, and cross-border coordination all deserve attention before you commit. ItalianSmartBuy.com helps prospective American buyers organize the journey and coordinate with qualified Italy-based professionals.

Use this guide as a practical orientation—not as legal, tax, immigration, lending, or investment advice. Your circumstances and the property itself determine the exact steps, timing, costs, and professional support required.

1. Clarify your goals and lifestyle vision

Decide why you want to own in Italy: holiday home, relocation, retirement, rental income, restoration, family heritage, or a combination. Think about how often you will use the property, who will use it, accessibility, climate, transport, community, and your appetite for renovation.

> **Your next action:** Write down your top priorities, non-negotiables, preferred regions, and what a successful ownership experience would look like.

2. Complete the Interest Survey / Pre-Qualification Questionnaire

Share your objectives, preliminary budget, desired timeline, preferred property type, location ideas, intended use, and key concerns. Be candid about what you know and what remains undecided; early clarity helps determine fit and the right next conversation.

> **Your next action:** Gather a rough budget range, target dates, and a short list of questions you want answered.

3. Schedule a Discovery Call with ItalianSmartBuy.com

Use the conversation to explore your goals, understand the Dream To Deed To Aftercare framework, discuss how our USA-based team and Italy-based partners coordinate, and clarify the scope of support you need. Ask about roles, communication, fees, exclusions, and decision points.

> **Your next action:** Bring your questions and the notes from your questionnaire. Confirm next steps and any information still needed.

4. Review your Draft Italian Property Buyer Profile

The profile translates your ideas into a working brief: purpose, budget, location preferences, property requirements, timing, risk tolerance, renovation appetite, and ownership priorities. Treat it as a draft to refine—not a final commitment.

> **Your next action:** Correct assumptions, rank priorities, and distinguish must-haves from nice-to-haves.

5. Review your Draft Italian Property Roadmap

The roadmap lays out a sequence of decisions, milestones, likely documents, professional introductions, property search, due diligence, offer/contract stages, closing preparation, and aftercare. Timelines are indicative and can change with the property, municipality, documents, and professionals involved.

> **Your next action:** Agree on immediate actions, dependencies, owners, and the questions that must be resolved before proceeding.

6. Get your identity and Italian administrative basics in order

Check passport validity and keep identity documents accessible. Ask the appropriate Italian professional about obtaining a codice fiscale (Italian tax identification code), required translations or certifications, and the documents needed for your specific purchase. Property ownership alone does not automatically grant residency or immigration rights.

> **Your next action:** Make a document folder and ask which documents need certified copies, apostilles, translations, or updated versions.

7. Build a realistic, fully loaded budget

Look beyond the advertised price. Discuss taxes, notary fees, agency fees where applicable, legal and technical advice, translation, bank and currency costs, utilities, insurance, maintenance, condominium charges, travel, and potential renovation or compliance work. Confirm your funding route and timing.

> **Your next action:** Ask qualified Italian tax, legal, banking, and currency professionals to validate the figures for your situation before making a binding commitment.

8. Understand the professional team and their roles

Identify who represents your interests and who is responsible for each task. Depending on the transaction, the team may include a licensed real estate agency, notary, independent lawyer, geometra or other technical professional, surveyor, architect, engineer, tax adviser, lender, and property manager.

> **Your next action:** Clarify independence, credentials, scope, fees, conflicts, deliverables, and who is accountable for each decision. Do not assume one professional performs every role.

9. Begin targeted property research and due diligence

Search against the agreed buyer profile rather than browsing without criteria. For promising properties, arrange suitable visits and have qualified professionals investigate title and ownership, cadastral and planning consistency, permitted use, condition, access, utilities, restrictions, condominium matters, occupancy, and renovation feasibility as relevant.

> **Your next action:** Do not rely only on photographs, listing descriptions, verbal assurances, or a viewing. Confirm what has been checked, by whom, and what remains unresolved.

10. Proceed deliberately through offer, contract, closing, and aftercare

Before signing or paying, have the appropriate independent professionals explain the document, obligations, deadlines, deposits, contingencies, and consequences. Coordinate the notarial closing and transfer of funds through verified channels. After completion, organize tax and utility registrations, insurance, keys, maintenance, property management, renovation support, and ongoing ownership tasks.

> **Your next action:** Keep a written milestone list and secure copies of signed documents, payment evidence, closing records, contacts, warranties, and aftercare arrangements.

How the 10 Steps Fit Our Dream • Deed • Aftercare Framework

DREAM	DEED	AFTERCARE
Steps 1–5	Steps 6–10	Ongoing ownership

Before You Make a Commitment

- ☐ I can explain why I want to own property in Italy and how I expect to use it.
- ☐ My buyer profile and roadmap reflect my actual priorities and constraints.
- ☐ I understand the likely total cost—not just the asking price—and have validated it with qualified advisers.
- ☐ I know which professionals are acting for me, their responsibilities, and their fees.
- ☐ I have received appropriate legal and technical advice on the specific property and transaction documents.
- ☐ I understand the next deadlines, required documents, payment instructions, and risks before signing or transferring funds.
- ☐ I have a realistic plan for ownership, maintenance, management, and aftercare after closing.

Your Next Step

Start with the Interest Survey / Pre-Qualification Questionnaire, then schedule a Discovery Call.

ItalianSmartBuy.com
A Smarter Way For Americans To Buy Property In Italy
Dream • Deed • Aftercare™

Important Information

This guide is for general educational and planning purposes only. It is not legal, tax, financial, immigration, lending, engineering, survey, or investment advice, and it does not create an agency, fiduciary, attorney-client, or other professional relationship. Requirements and costs vary by buyer, property, municipality, and transaction. Engage appropriately qualified and independent professionals in Italy and the United States to verify current requirements and advise you before making decisions, signing documents, or transferring funds. Always independently verify payment instructions and counterparties.