

# Dott. Andrea De Gregori

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## NOTAIO

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Codice Fiscale DGR NDR 63E11 F205F - P.IVA 12208600150

## REQUIRED DOCUMENTS FOR SALE DEEDS

### **Buyer**

- A copy of the identity document and fiscal code (double printed);
- Extract of the marriage certificate (only for spouses) or the certificate of free status;
- For non-European citizens: a copy of the residence permit or the entry visa;
- A copy of the Sale Agreement (if present); if the agreement has been registered the payment receipt for any deposit is also required in order to be credited against the takes due for the Final Contract;
- A copy of the cheques and/or the money transfers through which the advance payment had been made.

### **Seller**

- A copy of the identity document and fiscal code (double printed);
- Extract of the marriage certificate (only for spouses) or the certificate of free status;
- For non-European citizens: a copy of the residence permit or the entry visa;
- A copy of the Title Deed regarding the real estate and a copy of the note of registration;
- The map of the real estate;
- The cadastral documents that are necessary in order to reconstruct the changes of the ownership from the Title Deed to today (i. e. cadastral sheet, planimetric identification, etc...);
- A copy of the building permits (concessione edilizia, D.I.A., etc...), a copy of any retrospective planning permission or any permit or report of start of activities, any variances;
- If there are any building amnesties for whom the retrospective planning permission has not been released yet: a copy of the building amnesty with the proof of payment, the concession fees and the building amnesty request are also required;
- The Certificate/Request of Habitability;
- The Energy Performance Certificate (the original document or a copy of it);
- The Town Planning Use Class Certificate (only for land parcels).

#### *It is also required:*

- A certification from the condominium administrator of the regular payment of all the condominium fees, with the indication of any extraordinary expenses that have been deliberated but still not executed and the existence of any condominal disputes;
- Advise us on any particular clauses/agreements that the parties may want to insert in the deed (e. g. penalty, deferred delivery, etc...);
- Indication of any family relationship and/or matrimonial relationship between the buyer and the seller.