

# DOMICILIUM

*Property finder*

You wish to buy a property in Toulouse and its neighbourhood.

Are you too busy to look for a place yourself ?

Do you live too far away ?

Are you looking for a custom made and confidential service ?

Do you dream of a regular follow up with true legal and technical advice ?

At your disposal, *Domicilium* searches, visits and finds for you.



Indeed, finding the ideal house, studio, workshop, warehouse, factory, farm, domain, garage, flat, apartment, etc., implies :

□ Prospecting the whole market through advertisements, agents, the internet etc.

□ Calling people, individuals and companies and fixing lots of meetings and/or appointments.

□ Being involved in many stressing and often unsuccessful contacts and discussions.

□ Having to deal with estate agents who seem to suffer from inertia or treat your needs so impersonally and are more concerned with getting rid of their stock of property than trying to satisfy your demands and needs.

□ Visiting properties that do not meet your criteria or being convinced that you are being abused.

□ Feeling as disappointed as you were initially excited by the advertisement.

□ **Domicilium** will undertake all this exhausting and long research work for you, thus saving you precious time.

□ **Domicilium's** constant eye on the whole property market of the Toulouse region (individuals, agencies, notaries, estate administrators, auction sales, estate agents, etc), our deep knowledge of the town and the south-west region provide the guarantee of a wide choice of property and in a very short time.

□ The risks of missing a golden opportunity, of not seeing what you should really have seen, are minimized. On the other hand, your chances of finding just what you were looking for are maximized.

□ **Domicilium** offers a tailor-made and secure service through an experienced counsel who, fully aware of your wishes, will do his best to defend your interest. As a genuine guide, his objective is not to get rid of one case but to seek and find for you what you are seeking. Consequently, his search will be successful and his proposals objective.

□ Therefore, pointless traveling resulting in waste of time is avoided. You will only be invited to visit properties which already match agreed criteria.

□ Totally dedicated to your cause, **Domicilium** will be in permanent contact with you and will inform you rapidly so you can choose and compare at your ease.

□ Dynamic and easily accessible, yet offering secure technical and legal advice, your partner, **Domicilium**, adapts to your time-table to stand by your side through all your steps right up to the signing of the bill of sale document at the office of the notary.

□ **Domicilium**, being an independent society, best answers all your needs.

## The five steps adopted by *Domicilium* to help the buyer

### **Detailed interview and individual study of buyer's needs**

In the course of the interview, your requests will be meticulously analysed to see, as objectively as possible, the steps needed in the search to maximize the chances of success.

With this in mind, we may be able to agree to meet at your place, your work or any other place of your choice to discuss face to face your requirements. Apart from saving time, this meeting will allow us to get to know you and your needs better.

For everything to be clear, without any ambiguity and above board, a search contract will be agreed upon and signed clearly describing our task and responsibility.

### **A tailor-made search**

Once your project has been approved, *Domicilium* will start a study of the whole property market and visit properties likely to interest you.

### **Continuous contact and precise, detailed information**

After each of our visits, you will receive within a very short time on your web site or through any other channel of your choice, a detailed report of our investigations.

The information provided will contain the total area of the property, type of building, location in relation to sun and wind, what repairs may be required if any, etc. You will be also provided with details concerning its geographical location, its immediate environment, for example, its nearness or distance from a crowded, noise or smell polluted area or factory, type of neighbourhood residents, services available and easily accessible, like hospital, school, means of transport available and development projects started or likely to start in the area.

This detailed document may also contain pictures of the property, provided permission has been granted by owner and can be viewed with one of our staff at your home, your work place or in one of our office rooms.

### **Identified criteria-based visits with all necessary information**

The visits of properties selected by you or by us, at your request, are done at your convenience. The visits are arranged by us and we accompany you to one or as many visits as possible on the same day to save time.

Naturally, should an opportunity fall through, *Domicilium* will contact you immediately to arrange for a meeting as quickly as possible.

Should visits demand to stay overnight, *Domicilium* will help with the organization of your temporary stay (hotel, meal and the renting of a car if necessary).

### **Project completion**

*Domicilium* will be by your side throughout your search providing objective advices during the negotiations, technical and legal advices and others, until the signing of the bill of sale in the office of the notary.

## Quality assurance

### Clearly and precisely established joint commitment

All commitments taken by **Domicilium** with its clients is in the form of a contract.

The search contract thus contains the following conditions :

- search for a property according to detailed criteria already agreed upon in the service charges document ;
- regularly provide information on the properties already visited by means of detailed information, including pictures ;
- offer technical advice during visits.

### Fees

Precise and without ambiguity, **Domicilium** charges solely for search transactions.

These are due only if your desires have been met, that is at the signature of the bill of sale in the notary's study. In fact when you become legally the owner of the property we have found for you.

The total amount of the fees is between 2,5% to 5% of the sale price, as mutually agreed in a contract after dialogue and a detailed understanding of your needs :

- If the property is offered by an estate agent or any other remunerated person, the fees are 2,5% All Taxes Included of the sale price, but excluding notary fees ;
- If the property is offered by an individual or any other unpaid intermediary, the fees are 5% All Taxes Included of the sale price, but excluding notary fees.