

Option B--Pay As You Go:

You've selected this option because you have the time and ability to be an active participant in the locating of your dream home in France. You request our assistance from time to time. Depending on your participation, this option could be the least expensive among the three.

- Our initial first hour of consultation is free of charge. During this encounter, we will cover the purpose of your future French home, timeline, possible locations, budget, your anticipated participation, as well as concerns and general procedure.
- Once you have decided to engage our services, a retainer of \$500 is due immediately. This ensures that we are working only with clients fully committed to French home ownership. The retainer fee is fully refundable once a home has been purchased. Fifty percent of the retainer will be returned if you choose to end your quest at any time.
- Our hourly rate is \$55/hr whether we are consulting with you directly or conducting property research on your behalf, communicating with property owners in France, organizing property visits, translating, etc.
- A weekly log of billable hours will be submitted for your inspection and payment is due the following week. Hourly billing will be rounded to the nearest ¼ hr.
- The services of third party inspectors will also figure in the weekly billing when and where applicable.
- More than 50% of French homes are sold by-owner resulting in zero French real estate agent commission. Otherwise, those fees are approximately 4-7%.

Below is a general outline of costs when acquiring a home in France. The scenario could be that you have a budget of \$100,000. You have focused your search on properties which can be acquired at a bargain rate because some initial renovation is needed.

For sale by owner property value (euro equivalent)	\$70,000
OWF has logged 70 hrs (=70 * \$55/hour)	\$3,850
Legal transfer (notary) fees/taxes ~(7%)	\$4,900
Third party home inspection	\$500
Renovation costs	\$10,000
Subtotal	\$89,250
Reimbursement of retainer	\$500
Total	\$88,750

The above information should be regarded as a general framework of costs. Taxes can vary as well as billable hours.