

### Option C--Custom:

Scenario: You've selected this option because you have the time and linguistic ability to perform many of the steps in the process of purchasing property in France. However, you would like us to advise at times, participate jointly other times, or perhaps handle certain aspects entirely.

You have chosen this plan because you intend to focus your research on ordinary properties that need major renovation or unique properties such as: *un moulin à eau, un prieuré, ou bien un château!* which are in need of a new breath of life. You expect our assistance after the purchase regarding the coordination and execution of renovation.

- Our initial consultation is free of charge. During this encounter, we will cover the purpose of your future property, timeline, possible locations, budget, degree of renovation, 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 property 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.
- A 10% fee is assessed upon all renovation performed while under our supervision.

Below is a general outline of costs. The scenario could be that you have focused your search on properties which are not immediately inhabitable and which require significant renovation.

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	\$100,000
OWF renovation orchestration fee (10%)	\$10,000
Subtotal	\$189,250
Reimbursement of retainer	\$500
<b>Total</b>	<b>\$188,750</b>

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