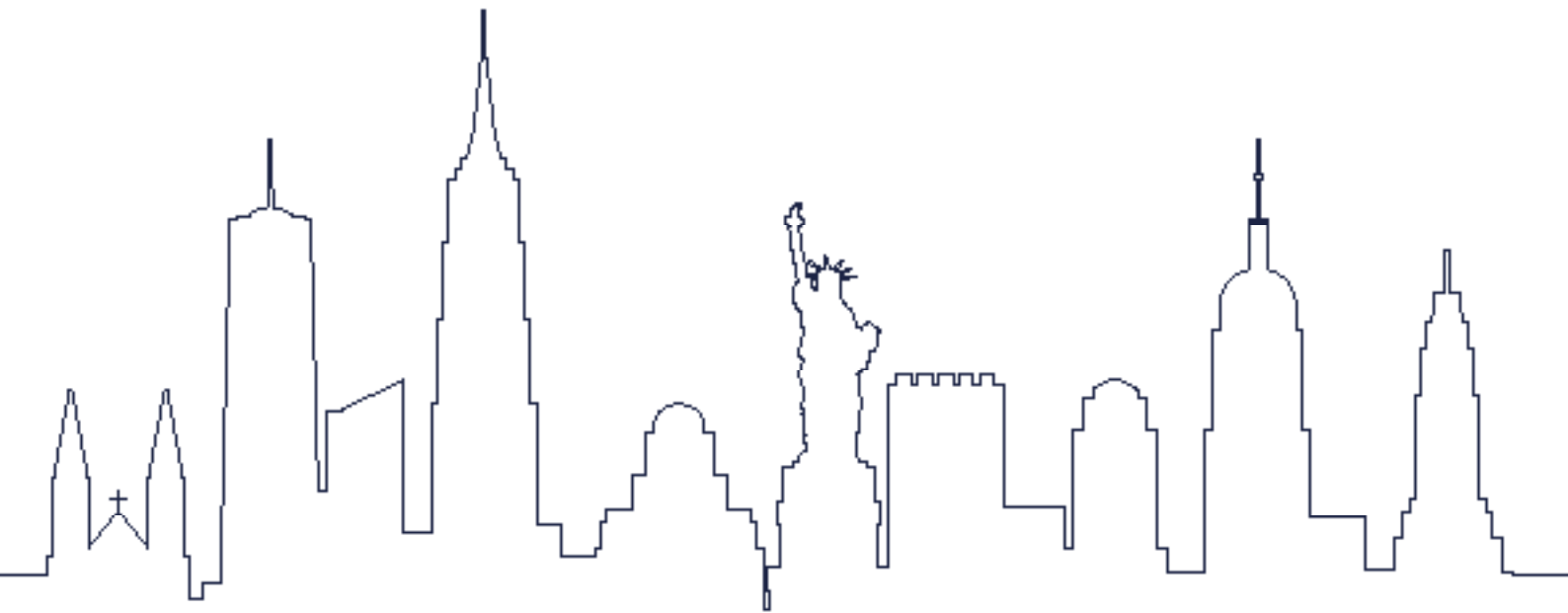




## PROCEDURE DI ACQUISTO USA



## LE FASI D'ACQUISTO IN USA



## MODULO DI PRENOTAZIONE

Per iniziare il processo di acquisto di un immobile attraverso Opisas, il Cliente deve compilare il modulo di prenotazione che trova di seguito. Il modulo deve essere compilato in ogni sua parte con i dati dell'acquirente(i), controfirmato in calce.

Assieme al modulo di prenotazione compilato, il Cliente deve provvedere al pagamento della Reservation/Closing Fee di \$3,200\* (una tantum) a titolo di copertura spese amministrative e tasse inerenti la compravendita (la somma include la stesura dei vari contratti, la loro registrazione e le relative tasse secondo la legge USA). Ulteriori \$1,400\*\* sono inoltre richiesti qualora si scelga il servizio aggiuntivo offerto da Opisas, che prevede la formazione di una propria società Americana. Tale importo include la formazione della Società statunitense, la registrazione della società in conformità del Transparency Act, il Registered Agent, la domiciliazione, il servizio di spedizione della posta, l'ottenimento della Partita Iva Americana (l'Employer Identification Number o EIN), nonché l'assistenza nell'apertura del conto corrente bancario della società.

\*L'importo potrebbe essere superiore per alcune destinazioni

\*\*Nel caso di una Corporation, il prezzo sarà maggiorato di \$400.

RESERVATION FORM (Modulo di Prenotazione)		
<b>Tutti i campi devono essere compilati</b>		
<b>DETTAGLI CLIENTE</b> (in caso di acquisto con più soggetti, compilare il "Reservation Form continuazione")		
Nome		Cognome
Luogo e Data di nascita (gg/mm/aaaa)		Numero di Passaporto (Allegare il documento)
Indirizzo di residenza (Via, numero civico e città)		
Codice postale	Provincia	Stato
E-mail		Numero di cellulare
<b>DETTAGLI DELLA SOCIETÀ</b>		
Acquistata come società <input type="checkbox"/> Sì <input type="checkbox"/> No		Società già esistente <input type="checkbox"/> Sì <input type="checkbox"/> No
Nome della società da formare (Opzione 1)		Nome della società da formare (Opzione 2)
Numero di soci della società da formare*		Quota azionaria % <input type="text"/> <input type="text"/> <input type="text"/>
* se il numero dei soci è superiore a 1, compilare il documento chiamato "Reservation Form Continuazione"		
<b>DETTAGLI DELLA PROPRIETÀ</b> (Sezione riservata ad OPISAS - non compilare)		
Codice / Indirizzo della proprietà**		Stato
Costo totale della proprietà (Indicare la valuta)		Altri Costi (specificare)
Nota - Includere tutti i dettagli relativi alla vendita della suddetta proprietà		
** se il numero di proprietà è superiore a 1, compilare il documento chiamato "Reservation Form Continuazione - Proprietà"		
<b>DICHIARAZIONI</b>		
By signing this form, I/We hereby agree to transfer to OPISAS the amount indicated above "Cash Offer" as conditional payment for the reservation of the property(ies) named herein. No further amount to send to OPISAS at email address info@opisas.com such proof of payment. Upon OPISAS sole discretion, the reservation payment may become non-refundable.		
While OPISAS makes every effort to provide the most accurate and up to date information, an accurate value cannot be guaranteed. In the event a Property is listed at an incorrect price, OPISAS shall have the right to refuse any reservations at this location or elsewhere prior and OPISAS does not accept liability for any errors or omissions. The information herein is intended to provide accurate date and facts. Information is also provided with the understanding that OPISAS does not provide legal advice, accounting advice, financial advice or other professional services that would otherwise be regulated by any professional regulatory institution.		
Data (gg/mm/aaaa)	Firma	Nome e Cognome in stampatello
Data (gg/mm/aaaa)	OPISAS - Firma	OPISAS - Nome e Cognome in stampatello
Nome dell'agente		
OPISAS HOLDING INC. Head Office - 217 N. Westmonte Dr Ste 2018 - Altamonte Springs, Florida 32714 USA		

Per confermare la prenotazione, il modulo compilato e la contabile del pagamento effettuato devono essere inviati a Opisas.

Una volta confermata la prenotazione mediante il pagamento della caparra, inviato copia del passaporto e modulo di prenotazione compilato, l'acquirente riceverà copia standard del sotto riportato "Contratto di acquisto e vendita" utilizzato e approvato dallo stato americano in cui si acquista (di seguito esempio di contratto utilizzato dallo stato della Florida).

Questo contratto, costituito da più di 10 pagine, verrà inviato all'acquirente completo sia con i dati dell'acquirente sia con quelli del venditore, saranno inoltre indicati tutti i dati relativi alla proprietà, i termini di pagamento, la data di closing (rogito), e qualsiasi altra informazione o condizione di vendita.

**"AS IS" Residential Contract For Sale And Purchase**

1<sup>1</sup> PARTIES: \_\_\_\_\_ ("Seller")  
 2<sup>2</sup> and \_\_\_\_\_ ("Buyer"),  
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal  
 4 Property (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale  
 5 And Purchase and any riders and addenda ("Contract");

6 **1. PROPERTY DESCRIPTION:**  
 7<sup>7</sup> (a) Street address, city, zip: \_\_\_\_\_  
 8<sup>8</sup> (b) Property is located in: \_\_\_\_\_ County, Florida. Real Property Tax ID No: \_\_\_\_\_  
 9<sup>9</sup> (c) Legal description of the Real Property: \_\_\_\_\_

10<sup>10</sup> \_\_\_\_\_  
 11 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and  
 12 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded below.  
 13 (c) Personal Property The following items owned by Seller and existing on the Property as of the date  
 14 of the initial offer are included in the purchase ("Personal Property"): (i) range(s)/oven(s), dishwasher(s),  
 15 disposal, ceiling fan(s), intercom, light fixtures, robes, draperies and other window treatments, garage door  
 16 openers, and security gate and other access devices; and (iii) those additional items checked below. If  
 17 additional details are necessary, specify below. If left blank, the item below is not included:

<input type="checkbox"/> Refrigerator(s)	<input type="checkbox"/> Smoke detector(s)	<input type="checkbox"/> Pool barrier/fence	<input type="checkbox"/> Storage shed
<input type="checkbox"/> Microwave oven	<input type="checkbox"/> Security system	<input type="checkbox"/> Pool equipment	<input type="checkbox"/> TV antennasatellite dish
<input type="checkbox"/> Washer	<input type="checkbox"/> Window/wall a/c	<input type="checkbox"/> Pool heater	<input type="checkbox"/> Water softener/purifier
<input type="checkbox"/> Dryer	<input type="checkbox"/> Generator	<input type="checkbox"/> Spa or hot tub with heater	<input type="checkbox"/> Storm shutters and panels
<input type="checkbox"/> Stand-alone ce mixer		<input type="checkbox"/> Above ground pool	

18 The only other items of Personal Property included in this purchase, and any additional details regarding  
 19 Personal Property, if necessary, are: \_\_\_\_\_

20  
 21 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.  
 22 (e) The following items are excluded from the purchase:  
 23 \_\_\_\_\_

24<sup>24</sup> **2. PURCHASE PRICE** (U.S. currency):..... \$ 0.00  
 25<sup>25</sup> (a) Initial deposit to be held in escrow in the amount of **(checks subject to COLLECTION)** \$ 0.00  
 26 The initial deposit made payable and delivered to "Escrow Agent" named below  
 27 (CHECK ONE):  accompanies offer or  is to be made upon acceptance (Effective Date)  
 28 or  is to be made within \_\_\_\_\_ (if blank, then 3) days after Effective Date.  
 29 Escrow Agent Information: Name: \_\_\_\_\_  
 30 Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 31 E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_  
 32 (b) Additional deposit to be delivered to Escrow Agent within \_\_\_\_\_ (if blank, then 3)  
 33 days after Effective Date ..... \$ 0.00  
 34 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")  
 35 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 ..... \$ 0.00  
 36 (c) Other: ..... \$ 0.00  
 37 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire  
 38 transfer or other COLLECTED funds ..... \$ 0.00

39 **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**  
 40 **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:**  
 41 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before \_\_\_\_\_  
 42 \_\_\_\_\_, this offer shall be deemed withdrawn and the Deposit, if any, will be returned to Buyer.  
 43 Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the  
 44 counter-offer is delivered.  
 45 (b) The effective date of this Contract will be the date when the last one of the Buyer and Seller has signed or  
 46 initialed this offer or final counter offer ("Effective Date").

47 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur  
 48 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered  
 49 ("Closing") on \_\_\_\_\_ ("Closing Date"), at the time established by the Closing Agent.

Buyers Initials \_\_\_\_\_ Page 1 of 10 Seller's Initials \_\_\_\_\_



# 04 CLOSING STATEMENT (documenti finali per il rogito)

Quando la transazione risulterà pronta per la chiusura, l'acquirente e il venditore riceveranno un "Closing Statement" (documenti finali per il rogito) dalla Title Company/Settlement Agent. Raffigurato nell'immagine in basso il "Settlement Statement" viene anche chiamato "U.S. Department of Housing and Urban Development (HUD) statement".

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		SETTLEMENT STATEMENT	
B. TYPE OF LOAN		1. D.P.	K. F.M.A.
a. CONN. LINE:		4. VA	8. CONN. INS.
		5. Mortgage Insurance Code Number	
C. NOTE: This form is intended to give you a statement of actual settlement costs. Amounts paid to you by the settlement agent are shown. Items marked "paid" have not yet been paid for by the settlement agent.		6. Title Number	7. Loan Number
D. NAME AND ADDRESS OF BORROWER:		E. NAME AND ADDRESS OF SELLER:	
		F. NAME AND ADDRESS OF LENDER:	
G. PROPERTY LOCATION:		H. SETTLEMENT AGENT: NAME AND ADDRESS	
		I. SETTLEMENT DATE:	
J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Cash at closing		401. Cash at closing	
102. Principal amount		402. Net real estate	
103. Settlement charges to borrower (line 100)		403. Net real estate	
104.		404.	
105.		405.	
106. Adjustments for items paid by seller in advance		406. Adjustments for items paid by seller in advance	
107. County taxes		407. County taxes	
108. Assessor's tax		408. Assessor's tax	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER		420. GROSS AMOUNT DUE TO SELLER	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit of unused money		501. Escrow/hold back (non-refundable)	
202. Principal amount of loan (line 102)		502. Cash at closing (line 101)	
203. Cash at closing (line 101)		503. Cash at closing (line 101)	
204.		504. Cash at closing (line 101)	
205.		505. Cash at closing (line 101)	
206.		506. Cash at closing (line 101)	
207.		507.	
208.		508.	
209.		509.	
210. Adjustments for items paid by seller		510. Adjustments for items paid by seller	
211. County taxes		511. County taxes	
212. Assessor's tax		512. Assessor's tax	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY OR FOR BORROWER		520. TOTAL REDUCTION AMOUNT DUE SELLER	
300. CASH AT SETTLEMENT FROM TO BORROWER		600. CASH AT SETTLEMENT TO FROM SELLER	
301. From settlement agent (line 101)		601. Cash at closing (line 101)	
302. Cash at closing (line 101)		602. Cash at closing (line 101)	
303. CASH (FROM / TO) BORROWER		603. CASH (TO / FROM) SELLER	
L. SETTLEMENT CHARGES			

Il documento riporta i totali dovuti dal venditore e dall'acquirente per concludere l'acquisto. Il pagamento degli importi dovuti dovranno essere pagati entro la data di closing (rogito). Il documento deve essere firmato e inviato alla Title Company al fine di registrare ufficialmente la vendita sui registri pubblici della contea.

Una volta concluso il processo di acquisto l'acquirente riceverà, dopo circa quattro-otto settimane, il "Warranty Deed" e "l'Owners Policy" originali, documenti che attestano la nuova proprietà dell'immobile.

Una versione elettronica del "Warranty Deed" è normalmente disponibile online dopo 7 giorni dalla data di closing (rogito). Il documento può essere scaricato dai registri della contea e, se richiesto, può essere inviato via mail al nuovo acquirente.

Esempio di Warranty Deed:

[See Recording Requirements for Size and Margin Requirements]

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**WARRANTY DEED**

The undersigned Grantor(s), \_\_\_\_\_, a  
single/married man/woman,  
whose address is \_\_\_\_\_

Hereby CONVEYS AND WARRANTS to: \_\_\_\_\_,  
a single/married man/woman,  
whose address is: \_\_\_\_\_

the following described premises situated in the city/township of  
\_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_:  
*[insert legal description here]*

for the sum of: \_\_\_\_\_ (\$ \_\_\_\_\_) Dollars  
subject to easements and building and use restrictions of record if any,  
and any taxes which constitute a lien but are not yet due and payable.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_

Witnesses: \_\_\_\_\_ Signed by: \_\_\_\_\_  
*[type witness name here]* *[type grantor's name here]*  
\_\_\_\_\_  
*[type witness name here]* *[type grantor's name here]*

STATE OF \_\_\_\_\_ ) ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_ , by *[insert grantors names here]*

*[type notary name here]*  
Notary Public  
County, \_\_\_\_\_  
State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_


Send subsequent tax bills to:


Drafted By and Return to:

Il nuovo proprietario riceverà su base mensile un chiaro report dalla Società di Gestione che indica le spese e le entrate derivanti dalla proprietà.

Di seguito è riportato un tipico report:

Owner Statement



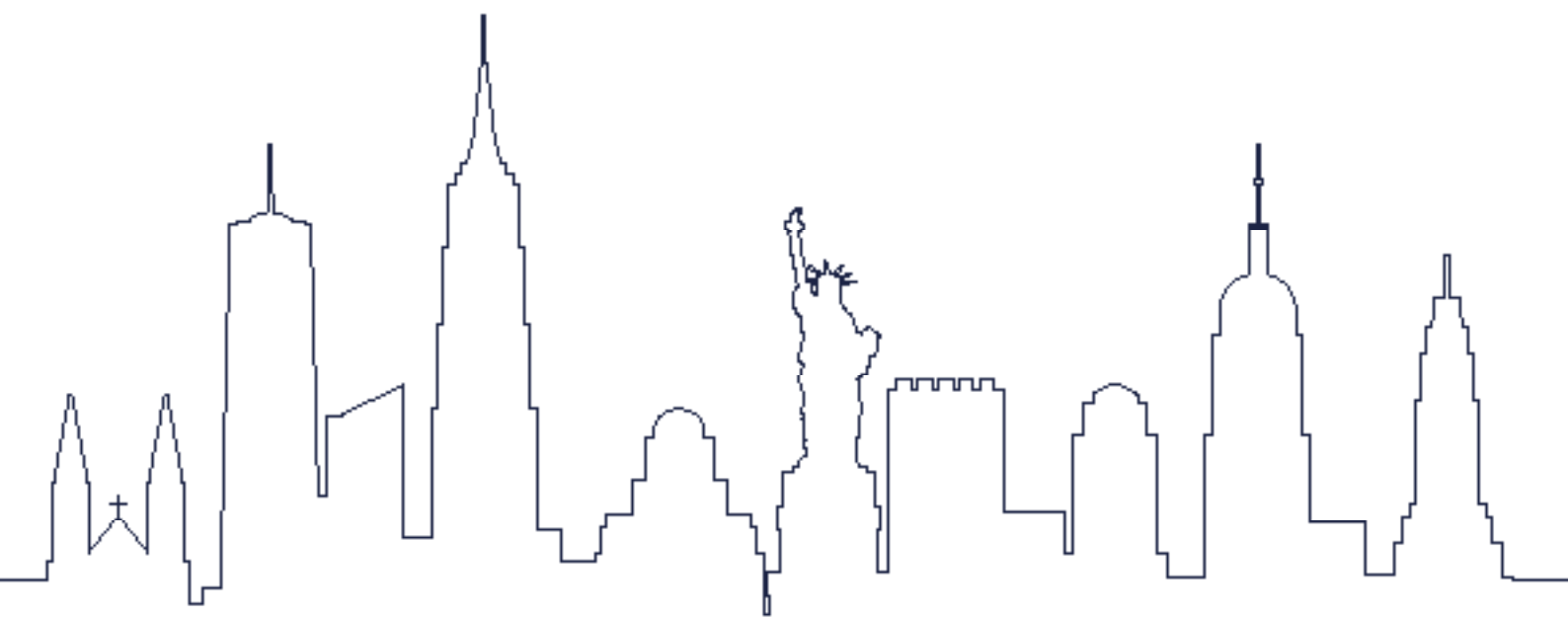


Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 12/01/2019			0.00
12/01/2019				Management Fees - December Management Fee - December Management Fees - MD		99.00	<del>99.00</del>
12/22/2019				Owner Contribution - Owner Contribution	1,300.00		1,201.00
12/22/2019				Owner Contribution - Owner Contribution	99.00		<b>1,300.00</b>
				Ending Cash Balance			<b>1,300.00</b>
<b>Total</b>					1,399.00	99.00	

**Property Cash Summary**

Required Reserves	250.00
Work Order Estimates	0.00





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