



NP

Piergiorgio Nosari *Notaio*

## List of necessary documents

# Land for sale

- ID and Social Security Number (for buyer and seller)
- Excerpt by Summary from the Register of Marriage Deeds (free paper) or certificate of free status (free paper) or certificate of widowhood (hard copy) or copy of separation decree (approved) or copy of divorce decree (for seller and buyer)
- Deed of provenance
- Any splits
- Land boundaries and whether there are neighboring farmers
- Land use certificate
- Value to be declared in the deed
- Extremes of the means of payment of the price (the latter can only be done by check or bank transfer)

### **If there is mediator:**

- Name with VAT number of the real estate agency
- Name agent with details of birth, residence, social security number and registration number in the Register of Agents
- Amount of expense incurred for mediation, with analytical indication of the means of payment of the mediation

### **If there is a preliminary contract, produce a copy of it with registration and/or transcription details**

- If the land is agricultural and the transferor purchased with IAP/DIRECT FARMERS benefits, one must make sure that five years have elapsed since the purchase, otherwise the transferor will forfeit the benefits