



SERVICE SHEET · BUY

Buyer *Representation*

You have found the property. We secure it at the right price. A flat fee, never a percentage.

2'900 up to 1.5 million	3'900 above	900 deposit online, deducted
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01 IN BRIEF

You have found the property. *We secure it at the right price.*

From the listing to the signing at the notary's, Alexandre sits on your side of the table: the value of the property, its file, the negotiation, your bank. A flat fee, never a percentage: we have no interest in you paying more.

2'900

for a purchase price up to
1.5 million

3'900

above 1.5 million

900

deposit online, deducted
from the fee

At the deed

the balance, only if you buy

The question

Is this property worth the price, and
how do I secure it?

Who it is for

You have spotted a specific
property. If you want us to search
for you, it is Property Search.

02 WHAT IS INCLUDED

One property, *from listing to deed*

**The value of the property**

Price compared with actual sales in the
neighbourhood, bank valuation, Affinity Index: what the
property is worth, and what it is worth to you.

**The file read in depth**

Condominium ownership (PPE), minutes of owners'
meetings, renovation fund, easements, land register:
what you need to know before making an offer.

**The second viewing**

With Alexandre: the condition of the building, the
works to plan for and their cost, the questions nobody
asks on a first viewing.

**The offer and the negotiation**

A reasoned price, clear terms, a negotiation conducted
with the seller's agent.

**The bank and the notary**

Your financing file presented, a firm commitment
obtained before you sign, the draft deed reviewed line
by line.

**Your Buyer Passport**

Verified and dated capacity, attached to your offer: a
seller chooses the offer that holds.



03 PRICE AND PAYMENT

Based on the purchase price, *set in advance*

PURCHASE PRICE OF THE PROPERTY	FLAT FEE	ON ORDERING	AT THE DEED
Up to 1.5 million	2'900	900	2'000
Above 1.5 million	3'900	900	3'000

Amounts excl. VAT. The deposit is paid online, through SumUp, and deducted from the flat fee; the balance is due on signing of the notarised deed. The threshold is based on the actual purchase price. No bonus on the savings negotiated: your interest and ours remain aligned.

If the purchase does not go ahead

The deposit of 900 covers the work undertaken: it is retained, and nothing further is due.

Another property

The deposit is tied to the property specified; another property is the subject of a new Buyer Representation.

04 HOW IT WORKS

Four stages, *a single point of contact*

I

You order

Deposit of 900 online, with the link to the listing or the address of the property.

II

The analysis

Alexandre reads the listing and the file, calls you back and requests any missing documents.

III

Second viewing and offer

The condition of the property, the reasoned price, the negotiation through to agreement.

IV

The deed

Firm bank commitment, draft deed reviewed, signing. The balance is due that day.

After payment, a confirmation email arrives within a few minutes; Alexandre studies the property and calls you back. Nothing received within an hour: call 021 312 85 58.

**No property yet?**

Buyer Representation never searches. Start with the Diagnostic, or entrust us with Property Search.



05 OUR COMMITMENTS

On your side, *and yours alone***Never both sides**

If we hold the sale mandate for the property, we tell you at the outset: Buyer Representation does not apply to it and your deposit is refunded.

**No payment from the seller**

Neither from the seller nor from the seller's agency. Any referral commission offered is deducted from your fees.

**Never a percentage**

The flat fee does not rise with the price you pay, beyond its single threshold of 1.5 million.

**Your documents protected**

Consulted by Alexandre alone, never passed on to a seller without your consent; deleted on request, at the latest twelve months after the end of the engagement.

06 DEDUCTIONS

Nothing is *paid twice***A Diagnostic paid**

Within the previous six months, its 690 is deducted from the balance at the deed.

A Passport paid

Within the previous twelve months, its 190 is deducted from the balance at the deed. The Passport is included in Buyer Representation.

Towards Property Search

A Representation deposit paid within the previous six months is deducted from the Property Search flat fee.

Refund

In full if we hold the sale mandate for the property, or on request as long as Alexandre has not begun the analysis.

We never represent both the seller and the buyer in the same negotiation.

Let us talk about *this property*

Order online at affinites-immobilier.ch/en/buyer-representation, with the link to the listing or the address of the property: Alexandre studies it and calls you back.

TELEPHONE

021 312 85 58

day and night, weekends included

EMAIL

hello@affinites.ch

reply within 24 working hours



This service online

Alexandre · Affinités Immobilier
Avenue de Lavaux 70A, 1009 Pully

OUR SERVICES



Valuation



Essentiel



Premium



Commercial



Passport



Diagnostic



Representation



Property Search