



SERVICE SHEET · BUY

Property *Search*

The right property, even if it is not advertised. Alexandre searches for you, views before you do, then handles the purchase through to the deed.

from 7'900

flat fee according to purchase price,
excl. VAT

1'500

entry fee online, deducted from the
flat fee

Six months

of mandate; the balance at the deed,
if you buy



01 IN BRIEF

A search mandate, *paid mostly on success*

Property Search is for the buyer who wants someone to search on their behalf, including off-market. Alexandre searches the public market as well as the hidden one, views first, presents only properties with an Affinity Index of 70 or more, then handles the purchase through to the deed.

7'900

flat fee up to a purchase price of 800'000

1'500

entry fee online; the balance at the deed

70

minimum Affinity Index of a property presented

3 weeks

for a first selection

02 WHAT IS INCLUDED

Search, filter, *secure*

**The Diagnostic and the passport**

Real budget, equity, municipalities; your brief written and signed; your capacity verified against documents.

**Monitoring the public market**

Portals and agency websites read every day; each new listing measured by the Affinity Index.

**The hidden market**

Our register, discreet sales by fellow agents, notaries, property managers, fiduciaries; building permits and neighbourhood projects.

**Direct approach**

Discreet, to owners on targeted streets and buildings. Never an owner in difficulty.

**Pre-viewings**

Alexandre views first; you only view the properties that pass his filter, with a photo report.

**Full Buyer Representation**

On the property selected: analysis, condominium (PPE) file, second viewing, offer, negotiation, bank, notary, deed.

**If you have already found the property**

That is Buyer Representation: Property Search searches for you, Buyer Representation handles a property you have found. What is paid for one step is deducted from the next.



03 THE PROCESS

Six stages, *through to the keys*

I

The brief

Two-hour session, Diagnostic, passport. Mandate signed.

II

The search begins

Public monitoring, network, register, direct approach. First update within one week.

III

The filter

Pre-viewings by Alexandre, Affinity Index, report in your portal.

IV

The presentation

You view only the properties selected, with Alexandre.

V

The offer

Full analysis, condominium (PPE) file, reasoned price, negotiation.

VI

The deed

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

04 OUR COMMITMENTS

What we *stand by***A weekly update**

In your buyer portal: properties seen, those set aside and why, off-market leads opened.

**Only an Index of 70 or more**

Only properties with an Affinity Index of at least 70 are presented to you.

**A first selection**

Within three weeks.

**No remuneration from the seller**

Any referral commission offered is deducted from your fees.

**Never both sides**

If the property selected is one of our sale mandates, we say so at the outset and Property Search is not invoiced on that property.

**Free exit**

If these commitments are not met, you may terminate at no cost after 60 days.

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



05 THE FEE SCALE

A flat fee according to price, *never a percentage*

ACTUAL PURCHASE PRICE	FLAT FEE, EXCL. VAT	ON SIGNING	AT THE DEED
Up to 800'000	7'900	1'500	6'400
From 800'000 to 1.5 million	11'900	1'500	10'400
From 1.5 to 2.5 million	15'900	1'500	14'400
Above 2.5 million	On quotation	set in writing before any work begins	

The entry fee of CHF 1'500 is paid online when ordering, via SumUp. It covers the brief, the Buyer Diagnostic and the Buyer Passport; it is retained once the mandate is signed, and deducted from the flat fee. The balance is due at the deed, only if you buy. No bonus on the savings negotiated.

For reference: a property finder commonly charges 2 to 3% of the price, i.e. 24'000 to 36'000 on a property at 1.2 million. Our flat fee there is 11'900, and it does not rise with the price you negotiate.

06 THE MANDATE

Everything in writing *at the first session*

Duration	Six months, renewable in writing. Signed at the first session; without signature, the entry fee is refunded in full.	Search exclusivity	A single property finder on the same brief during the mandate; otherwise no one is truly committed.
Follow-on clause	Twelve months: fees are due if you buy a property we presented to you, during the mandate or within the twelve months that follow.	A property you find yourself	During the mandate, it is invoiced at the Buyer Representation price (2'900 or 3'900), not on the Property Search scale.
Deductions	A Diagnostic or Buyer Representation deposit paid in the previous six months, or a passport in the previous twelve: deducted from the flat fee.	Area	Lavaux, Lausanne, East of Lausanne, Riviera. Elsewhere in French-speaking Switzerland or abroad: on quotation, with our partners.



If nothing is bought

Nothing other than the entry fee is due. Your documents, consulted by Alexandre alone, are deleted on simple request, and at the latest twelve months after the end of the assignment.

Let us start *your search*

The entry fee is paid online; a confirmation email arrives within minutes, then Alexandre calls you to arrange the brief session.

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