



Professional Services Commission Structure

At Cambridge Select Realty, we are dedicated to providing exceptional service and flexibility in our commission structure. We understand that every transaction is unique. Therefore, all our fees are negotiable. We are committed to working with you to customize a commission structure that aligns with your needs and goals. Here is a detailed look at our services and how our fees reflect the value we deliver:

Rentals

- **Exclusive Listings:** Access to a wide range of properties, including off-market options, tailored to your needs.
- **Negotiation:** We negotiate lease terms with landlords to secure the best possible conditions for you.
- **Efficiency:** We handle property viewings, paperwork, and other details to save time and effort.
- **Compliance:** Our team ensures that your rental agreement adheres to all legal and financial standards, providing peace of mind.

Buying

- **Market Insight:** Our experts provide valuable guidance to help you find the right property at a competitive price.
- **Exclusive Access:** We offer insights into off-market listings and emerging opportunities in the market.
- **Negotiation:** We represent your interests to secure the most favorable terms for your property purchase.
- **Transaction Management:** We manage the entire buying process, from initial offer to closing, ensuring a smooth experience.

Selling

- **Pricing Strategy:** We conduct a detailed market analysis to price your property accurately and competitively.
- **Marketing:** Our comprehensive marketing strategies maximize your property's exposure to potential buyers.
- **Negotiation:** We leverage our expertise to negotiate the best possible sale price for your property.
- **Transaction Management:** We oversee all aspects of the selling process, reducing stress and ensuring a smooth transaction.

Commission Structure

Rentals

- **Commission:** Half of one month's rent (landlord may cover some/all).
- **Rental Listing Fee:** \$155 non-refundable (Per Unit).
- **Advancement Fee:** \$155 non-refundable for admin work & up to 3 private showings.

Buying

- **Commission:**
 - Flat fee **\$4,000** for properties \leq \$150,000.
 - 2.5% of purchase price for properties $>$ \$150,000 (negotiable if seller covers).
- **Fees:** \$258 admin (non-refundable) + \$180 conveyancing at closing.
- **Property Analysis:** \$258 for CMA/BPO.
- **Non-Exclusive Showings:** \$26 within 20 miles, \$52 beyond; \$150 upfront fee convertible to exclusive + \$103 retainer.

Selling

- **Commission:**
 - Flat fee **\$4,000** for properties \leq \$150,000.
 - 5% of final sale price for properties $>$ \$150,000 (half to cooperating agent).
- **Fees:** \$180 conveyancing at closing.
- **Property Analysis:** \$258 for CMA/BPO.

Why Our Commission is Worth It

Our agents bring extensive knowledge and experience in both real estate and financial services, allowing us to manage all transaction details efficiently so you can focus on other priorities. This dual expertise ensures that legal and financial aspects are meticulously handled, enhancing your chances of achieving the best outcomes while safeguarding your interests.

At Cambridge Select Realty, our commission is an investment in a seamless and successful real estate experience, with flexible options tailored to meet your specific needs. For more questions or concerns please visit our website or call us directly to get ensure full transparency and understanding!