

Offering Statements: Commission to Cooperating Buyer's Agent

Background:

PAVILION Real Estate (hereinafter referred to as "PAVILION") acknowledges the importance of cooperating buyer's agents in facilitating real estate transactions and adheres to the guidelines set forth in the National Association of Realtors (NAR) settlement agreement.

Commission Structure:

Starting July 1, 2024, PAVILION will offer cooperating buyer's agents a commission rate based on the purchase price stated in each property's offering statement, provided they represent a qualified buyer purchasing a PAVILION-listed property. Payment of this commission is contingent upon the successful closing of the transaction.

Seller Subsidy and Loan Requirements:

In transactions where a seller subsidy is involved or specific loan requirements are applicable, commission payments to cooperating buyer's agents are subject to compliance with all lender guidelines and regulatory requirements. PAVILION will ensure that all aspects of the commission payment conform to these standards.

Disclosure:

PAVILION discloses this commission rate upfront to all parties involved in a transaction to ensure transparency and compliance with NAR guidelines. The commission offered to cooperating buyer's agents is subject to negotiation and may vary based on specific terms agreed upon between PAVILION and the listing seller.

Payment Terms:

All compensation, including the commission to cooperating buyer's agents, is paid at settlement as stated on the HUD-1 Settlement Statement. There shall be no other agreements or understandings regarding compensation unless they are in writing and executed by all parties involved in the transaction.

Intent:

By offering a clear and competitive commission rate to cooperating buyer's agents, PAVILION aims to foster cooperation and efficiency in the real estate market while maintaining compliance with industry standards and legal requirements.

Additional Information:

For further inquiries regarding commission rates or any other information related to our offerings, please contact PAVILION REAL ESTATE.