



I M M O

OUR AGENCY FEES

COMMISSIONS FOR SALES

€2,500 + VAT 17% for transactions below €75,000

3% + VAT 17% for transactions above €75,000

5% + VAT 17% for exceptional properties under VIP treatment

The agency commission is payable by the seller. If the buyer signs a search mandate, it may also be payable by the buyer.

TRANSFER OF A BUSINESS (GOODWILL)

10% + VAT 17% of the business value

PROPERTY VALUATION

Upon request, we recommend a real estate expert recognized by the courts.

The valuation fee is reimbursed if followed by an exclusive sales mandate with a minimum duration of 3 months.

COMMISSIONS FOR RESIDENTIAL RENTALS

Upon conclusion of the rental contract, the agency fee equivalent to one month's rent + VAT 17% will be equally shared (50/50) between the landlord and the tenant, and is payable before the handover of the keys.

(In accordance with the new law effective as of 01/08/2024)

COMMISSIONS FOR COMMERCIAL RENTALS

The agency fee for rentals amounts to one month's rent excluding charges + VAT 17%, payable by the tenant.

PARKING – GARAGE

The rental fee amounts to 2 months' rent + VAT 17%, payable by the tenant.

CHECK-IN / CHECK-OUT REPORTS

The check-in and check-out inventory reports, as well as the inventory for furnished and equipped properties, are payable by the landlord.

- Detailed check-in report with photos: €200 excl. VAT
 - Detailed check-out report: €200 excl. VAT
 - Detailed inventory with photos upon check-in: €250 excl. VAT
 - Detailed inventory upon check-out: €250 excl. VAT
- The inventory is not charged in the case of property management.

PROPERTY MANAGEMENT

In the context of property management, fees range between 5% and 10% depending on the portfolio size, and are payable by the landlord.

Included in the service: check-in and check-out reports, inventory, and representation at co-ownership meetings.

REAL ESTATE SERVICES / CONSULTING

Fees for real estate services (consulting, administrative procedures, claim management, drafting of rental agreements upon request for non-clients, etc.) are charged at €50/hour + VAT 17%.

These fees reflect the quality of the work carried out, the time spent on the file, and the investments involved.

REPRESENTATION AT CO-OWNERSHIP MEETINGS

Representation at co-ownership meetings is charged at €150 / meeting + VAT 17%.

RENOVATIONS / WORKS

Fees for supervising renovation works amount to 10% + VAT.

These fees are calculated based on the total amount of works actually carried out.

JUSTIFICATION OF OUR FEES

The sales commission justifies our services and professionalism.

We ensure maximum visibility through:

- our website and real estate portals (athome.lu, immotop.lu, wortimmo.lu, vivi.lu, JamesEdition, LuxuryEstate),
- LED screens in our agency window,
- publications in printed media available in Luxembourg,
- professional and drone photography,
- 3D presentations,

- home staging.

- These fees reflect the quality of the work carried out, the time devoted to the file, and the investments made.

AA IMMO – Real Estate with Commitment and Excellence for 33 Years