APMLS

CONSUMER GUIDES

10 questions buyers should ask before choosing a consultant

Take this sheet to the first meeting. Record specific answers and ask for important terms in writing.

What matters

• Check the brokerage and its AMI licence with IMPIC. The firm holds the licence, not the individual consultant.

• The consultant may help your search, but should explain who the firm’s client is for each property and who pays its fee.

• Property documents, financing and the promissory contract need their own checks; consider an independent lawyer or solicitor.

Questions and notes

01 What are the company name and AMI number, and who is my main contact?

02 Who is the firm’s client for this property? Who pays its fee, and when?

03 Can you show properties from other brokerages, and how does cooperation work?

04 How do you check title, charges, areas, permitted use and building records?

05 What costs arise beyond the price, and who will give me a current estimate?

06 Will you send property facts and offers in writing, with dates and terms?

07 Who prepares or reviews the reservation and promissory contract?

08 What happens if the lender declines financing or values the property below the price?

09 How are viewings arranged and my data and documents protected?

10 Who covers for you, and what is the complaints process?

Official sources

IMPIC | Licenças de mediação

Lei 15/2013 | Mediação imobiliária

IRN | Certidão permanente predial

AT | Compra da casa: IMT e IS

General information, not legal, tax, financial or technical advice. Verify current rules and property-specific facts before deciding. APMLS is independent of the brokerage and is not a party to the transaction.