

Offer Italy to your clients. Keep the client relationship.

AURA becomes the operating Italy Desk for targeted buyer-side search and coordination.

THE MODEL

Free partner registration.

Client Protection ID before introduction.

Buyer Brief → targeted Italian property search → focused shortlist.

One buyer. Three clearly separated roles.

INTERNATIONAL PARTNER

Originates the client, maintains the relationship and submits the Buyer Brief. The protected client remains traceable through the AURA registration process.

AURA PROPERTY CONSULTING

Provides client-side advisory, property search, analysis, viewing coordination and operational support in Italy under a direct client engagement.

LICENSED ITALIAN REAL-ESTATE AGENCY

Handles regulated brokerage, bringing parties together, negotiations and purchase offers for the selected property, and invoices any brokerage commission directly under its own engagement.

Buyer Brief → targeted search → shortlist

The programme is built around a specific buyer mandate, not an indiscriminate listing catalogue.

01 • REGISTER FREE

The agency applies to join the International Agency Partners programme. There is no membership fee.

02 • PROTECT THE CLIENT

Register the buyer before introduction. Once accepted, AURA assigns a Client Protection ID.

03 • SEND THE BUYER BRIEF

Budget, areas, property type, intended use, renovation appetite, works budget, timing and viewing preferences.

04 • AURA SEARCHES

AURA researches, selects and analyses opportunities aligned with the Buyer Brief using authorised and lawful sources.

05 • FOCUSED SHORTLIST

Suitable opportunities are shared for the protected client. Availability, price and terms remain subject to verification.

CLIENT PROTECTION

The detailed duration, eligibility and protection rules are governed by the signed rev. 5 partnership agreement.

50% PARTNER / 50% AURA

Revenue sharing applies only to Eligible AURA pre-acquisition fees actually collected from the Protected Client.

ELIGIBLE AURA FEES

Unless otherwise stated in the agreement, the eligible base covers AURA fees for initial advisory, analysis, property search and pre-acquisition advisory support invoiced directly by AURA to the Protected Client under an engagement granted during the protection period.

PARTNER SHARE · 50%

The Partner Referral Fee is 50% of Eligible AURA Fees actually collected by AURA from the Protected Client. Entitlement accrues only when AURA actually receives the corresponding eligible fee.

AURA SHARE · 50%

The remaining 50% of the Eligible AURA Fees stays with AURA. The fee is advisory compensation and is not conditional on completion of the property purchase.

NOT AUTOMATICALLY SHARED

Unless specifically agreed otherwise in writing, the 50/50 base excludes VAT/taxes, reimbursements, third-party costs, travel, works, contractors, supplies, furnishings, pass-through costs, and post-acquisition services such as development/project management, property management, tourist management and revenue management.

AURA advisory fees are separate from Italian brokerage fees.

Clear separation of roles protects the client, the international partner and the licensed Italian agency.

IMPORTANT BUYER DISCLOSURE

The buyer must be informed before the search begins, and in any event before financial commitments relating to a specific property, that AURA advisory, search, analysis and coordination fees do not replace any brokerage commission payable to the duly licensed Italian real-estate agency handling the selected property.

POST-ACQUISITION SERVICES

Renovation coordination, development, furnishing, setup, property management, tourist management, corporate housing and revenue management are separate engagements. They do not generate an automatic Partner Referral Fee unless the Parties specifically agree otherwise in writing.

ITALIAN MASTER PREVAILS

This English rev. 5 material is aligned to the Italian master. In the event of any discrepancy or interpretive divergence, the Italian master text of Revision 5 prevails.

START A PROTECTED BUYER SEARCH

aurapropertyconsulting.it/international-partners?lang=en

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FREE PARTNER REGISTRATION