

Sell & Buy with Alex Divac, Real Estate Broker – Receive a Custom Home Upgrade from Divac Design & Build

Enhance Your Home with a Timeless Custom Feature—at No Extra Cost to You

When you sell and buy with Alex Divac, I will cover the cost of a **high-end custom home upgrade**—designed and built by **Divac Design & Build**. This exclusive offer enhances both your real estate experience and your new home while showcasing expert craftsmanship.

How It Works

1. Commit to Representation

- Sign a representation agreement for both selling your current home and purchasing your next one with **Alex Divac, Real Estate Broker at Right at Home Realty, Burlington**.
- Only clients who **complete both transactions** with Alex Divac as their **sole representative** qualify for this offer.

2. Select a Timeless, Custom Upgrade

- Together with Divac Design & Build, you'll **select a classic, high-end feature** that complements your new home's architecture and enhances its long-term appeal.
- Custom options include:
 - Wainscoting
 - Coffered ceilings
 - A feature fireplace surround
 - Custom office space
 - Feature walls
 - Built-in cabinetry and millwork

 **The upgrade will be chosen based on the home you purchase, ensuring it fits the space beautifully.**

3. Improvement Value Based on Commission Earned

- The cost of the improvement is covered **up to 50% of the commission earned** on the property where the upgrade is completed.
- Before signing a representation agreement, we will discuss **what level of improvements can be expected** based on your anticipated purchase price.
- If you'd like to expand beyond the included scope, additional work can be arranged at a **client-agreed cost** through **Divac Design & Build**.

4. High-Quality Craftsmanship, Installed After Closing

Your **custom upgrade** will be designed and built after closing, ensuring a seamless transition into your upgraded space.

Key Terms & Conditions

Eligibility Criteria

- ✓ **Minimum Sale & Purchase Price** – This offer applies to clients whose **combined sale and purchase price totals \$1.8M or more** (e.g., selling for \$800K and purchasing for \$1M).
- ✓ **Location** – The purchased property must be **within the Halton Region** (*adjacent areas considered on a case-by-case basis*).
- ✓ **Purchase Timeline** – The new home must be purchased **within 2 months of selling** your current home.

Design & Approval

- **I will be directly involved** in selecting the upgrade to ensure it is **timeless and elegant** rather than a short-lived trend.
- The improvement will be chosen based on the **home you purchase**, ensuring it aligns with the space. Example:
 - 9ft+ ceilings? → **Coffered ceilings**
 - Large family room? → **Feature fireplace**
 - Dedicated office space? → **Custom millwork**

- **Before submitting an offer** on a new home, you and **Divac Design & Build** will agree on the specifics of the upgrade.
- This agreement will be **separate** from the **Listing Agreement (OREA Form 271)** and **Buyer Representation Agreement (OREA Form 371)** with Alex Divac.

Availability & Booking

- Due to the time required for custom work, this offer is limited to **1-2 clients per month** and is subject to availability.
- Improvements are scheduled **on a first-come, first-served basis**, with availability confirmed when an offer to purchase is submitted.

Commission Requirement

- This offer is only valid when **commission earned on both transactions reflects fair market value** for full-service representation.
- Fair market value will be **discussed and agreed upon during the initial consultation**.

Offer Restrictions

- ❌ Cannot be **combined** with other offers or promotions.
 - ❌ Applies **only to custom features** (not repairs, flooring, or general maintenance).
 - ❌ **Licensed trades costs** (electrical, plumbing, HVAC, engineering) **are not included** and must be arranged separately. You may hire your own tradespeople, or **Divac Design & Build** can provide referrals.
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Why This Offer?

This is more than a promotion—it's an opportunity to:

- ✓ **Elevate your new home** with a custom feature at no extra cost.
- ✓ **Receive premium service** when buying and selling with Alex Divac.
- ✓ **Showcase the expert craftsmanship** of Divac Design & Build with timeless, high-end upgrades.

📍 **Every home and client is unique—let's discuss how we can customize this offer to best suit your needs.**

Learn More about [Divac Design & Build](#).

* Right at Home Realty, Brokerage ("RAHR") does not accept or assume any responsibility or liability, direct or consequential, for the commission rate or fees offered by the Salesperson/Independent Contractor to the public in any MLS® /non-MLS® listings and/or promotional material. RAHR encourages competitive commission rate/fee arrangements offered to the public and in no way influences, mandates or sanctions any incentives or commission rates or fees of our Salesperson/Independent Contractor.