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Question by Casandra: Is a real estate agent guaranteed commission on a house that is a pre-sale auction?

We put an offer on a house that ended up being sent to auction the same day. So, our contract reads as a "Pre-Sale Auction" now. We are technically buying the house from the bank before it goes to auction (it was set to this weekend). My question is, because of this situation, for some odd reason we need to add the real estate agents commission onto our loan. Which is an additional \$ 4,875.

My question is, are we obligated to do this? Is there another way to negotiate the bank paying her commission? And what is the standard percentage rate for a real estate agent to make off the sale of a home?

Thank you in advance for any and all help!

I am concerned about the fact that the auction is contingent upon the buyer's premium of 5% (which is added on to the purchase price), plus now the real estate agent's commission which we will be paying. The commission I was told is \$ 4,875 on a \$ 102,000 sale (which is not 2%). That is an added \$ 10,000 in fees for both. Is that correct and unavoidable in this situation?

Best answer:

Answer by highperactive

If the owner of the home signed an "exclusive authorization to sell" contract here in AZ, then the owner is liable for any commission agreed to in the contract when the property sells.

Give your answer to this question below!

You can also find this article published on [Is a real estate agent guaranteed commission on a house that is a pre-sale auction?](#), and on the tag pages [Agent](#), [Auction](#), [commission](#), [Estate](#), [guaranteed](#), [house](#), [presale](#), [Real](#).