

BUYER AGENT VALUE

*We are with you every step of the way as your **ADVOCATE** and **PARTNER***

- One of the **LARGEST FINANCIAL INVESTMENTS OF YOUR LIFE**
- **YOUR INTERESTS ARE PROTECTED** - (other parties represent the seller)
- **SAVE TIME** - WE ARE YOUR CONCIERGE – WORKING EVERY DAY FOR YOU
- **MANAGE TIMELINE** - from home search to move-in date, lots of moving pieces for the buyer
- **COMPLEX PROCESS** - we are your guide and communication pipeline
- **WE HAVE THE SPECIALIZED KNOWLEDGE** required to protect your interest
- **EXPERT NEGOTIATION SKILLS**
- **ACCESS** to expertise in all of the following components:
 - **Mortgage financing:** rates, lenders, types of loans & qualification requirements
 - **Knowledge of the market:** neighborhood information, market fluctuations
 - **Access to properties:** arrange & accompany viewings of homes to meet **your schedule**
 - **Contract preparation:** experience with all local and national laws and regulations
 - **Appraisal process:** coordination and management of issues
 - **Inspections:** professional resources for each type and the coordination of scheduling, and negotiation skills to resolve issues including structural, mechanical, pest, water quality, water quantity, sewer line inspections, septic inspections, environmental and others.
 - **Contractor Resources:** licensed professionals for all your needs
 - **No unexpected or unexplained surprises** - closing costs, monthly payments, cash needs, taxes, insurance, etc.
 - **Final walk-through:** coordination and negotiation of any issues
 - **Settlement process:** what to bring, when and how to provide funds to title company, we accompany you.

SEE COMPENSATION EXPLAINED ON PAGE TWO

COMPENSATION EXPLAINED

- We (agents) ARE **INDEPENDENT CONTRACTORS AND WORK ON COMMISSION ONLY**
- **A BROKERAGE AGREEMENT is required** with you to represent you
- The Brokerage Agreement explains **THE FEE STRUCTURE AND THE FEE FOR MY SERVICES**
- There are instances where the seller pays a lower amount than my fee. **YOU ARE ONLY RESPONSIBLE FOR THE DIFFERENCE BETWEEN MY FEE & WHAT THE SELLER HAS AGREED TO PAY**
- **YOU WILL HAVE ADVANCE KNOWLEDGE** of how much the seller will pay on a property before we view it. And **YOU HAVE THE OPTION** of not viewing properties when a seller is not paying all or most of the commission. IT IS YOUR CHOICE. **We will always happily show you any available property with a signed Buyer Agency agreement.**