



50 Reasons to Use a Buyer's Agent



With more resources available on the Internet, you may be considering buying a home without using the services of a professional real estate agent. After reviewing these 50 services an agent would typically perform for their clients, you may want to reconsider! Remember, agents don't get paid until the home purchase is complete. It is their job to do the best they can to help you through a smooth experience, save you money and achieve your goal of buying a home.

Here are 50 reasons to use a buyer's agent:

1. Analysis of your real estate needs and determine housing criteria
2. Research properties
3. Send you listings that match your needs
4. Provide information pertaining to your move or relocation and short-term stay options
5. Educate you about home buying processes
6. Provide information on market conditions, schools, communities, employment, and more
7. Discuss your financing needs
8. Recommend qualified mortgage brokers
9. Make appointments and show properties
10. Provide timely and professional disclosure and research
11. In car review: pros & cons of each property
12. Point out "Hot Buttons" while showing
13. Help with loan application questions
14. Follow up of loan application with your selected mortgage broker
15. Help cleaning up your credit if needed
16. Analyze purchasing timeline and needs once property is located
17. Free Comparative Market Analysis (CMA) of a property in order to make an educated offer
18. Call listing agent to get sellers disclosure
19. Draft the offer and prepare paperwork
20. Research tax records
21. Get information on utilities
22. Explain all paperwork before signing
23. Generate net sheet
24. Write offer, collect, deposit escrow and provide verification to listing agent
25. Submit contract and follow up
26. Negotiate contract until mutually agreeable
27. Review and explain final contract
28. Send the title company the executed contract
29. Schedule and attend the home inspection
30. Schedule and attend the termite inspection
31. Recommend insurance agents to you
32. Verify loan process has begun
33. Review home inspection findings with you
34. Re-negotiate repairs if needed
35. Order survey / appraisal
36. Assist to meet finance deadline
37. Monitor contingencies – financing, home inspection, etc.
38. Check on homeowners insurance
39. Verify that the title agency has all necessary documentations
40. Follow up with the lender on all aspects of closing process
41. Schedule closing: time and place
42. Review HUD (closing statement)
43. Perform a final walk-through
44. Determine the funds to be brought to closing
45. Coordinate between lenders and title company to determine amount needed
46. Release escrow to title company
47. Explain everything needed at closing
48. Attend your closing
49. Give you the keys to your new home!
50. Follow up after closing – homestead info and insuring that everything is going fine in your new home