

*Erin Phillips*  
*Buyer Loyalty Agreement*

*I will provide you with the following services:*

1. I will arrange a free, no obligation, **pre-qualification** meeting for you with a foremost loan officer to find out exactly how much you are qualified to borrow. With your permission, I will speak directly with your loan officer to become clear about your loan and financing terms prior to writing an offer.
2. I will be determined to understand your requirements for a home and will search the Multiple Listing Service (MLS) for all homes listed by all real estate companies to make sure you know about every resale or new home subdivision available in your price range.
3. I will arrange for a private showing for any and all resale homes you wish to see or arrange to meet with you at any new home subdivision.
4. I can help you with the negotiations and purchase of any “for sale by owner” home as long as the owner will cooperate with real estate agents.
5. When you and I find the right resale home or new home, I will assist you with preparing **an offer that is in your best interest**.
6. I will discuss in detail, strategies about your offer price, financing terms, interest rate and possession date. I will also consult with your loan officer to apprise the loan officer of your offer and to maximize your chances of securing your loan and getting an accurate possession date.
7. I will present the offer on your behalf **in person to the seller**, the new subdivision, the for-sale-by-owner and to the seller’s agent.
8. I will recommend the best services: Whole house inspection, appraisal, home warranty, title insurance, etc.
9. I will obtain answers to any and all questions you may have.
10. I will work hard to ensure you receive exceptional service from everyone involved with your new home purchase.
11. If within 60 days after purchasing a home from me you are not 100% satisfied, I will resell it for you at no cost for my services. You must agree to sign my Resale Guarantee, and you must notify me in writing.

*You agree to do the following:*

1. Immediately seek pre-approval from a loan officer if your loan pre-qualification goes well. You will provide me with a copy of your pre-approval letter as soon as you qualify.
2. Notify me of any listed homes you wish to inspect.
3. When viewing new homes, always take me with you to represent your best interests in that viewing.
4. Inform “for sale by owner” and any other real estate agents that you are working with Erin Phillips of Keller Williams Realty.
5. Make any offer on any resale home or new home subdivision through me.
6. You are under no obligation to buy or build a home.
7. For all these services, you owe me nothing. The new home subdivision or seller on any home that you purchase will pay my fee.
8. If you buy a home from another real estate firm, for sale by owner or new subdivision without using my services, you agree to pay a fee of \$1,200 for the time, effort and services extended by me on your behalf.
9. This agreement expires on \_\_\_\_\_ and relates to all purchases in Placer, Sacramento, Yolo, Nevada and El Dorado Counties.
10. If any anytime during the process you are not 100% satisfied with my services, you may cancel this contract by sending me written notification.

Buyer’s Signature \_\_\_\_\_ Date: \_\_\_\_\_

Buyer’s Signature \_\_\_\_\_ Date: \_\_\_\_\_

Agent’s Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## *RESALE GUARANTEE*

If you obtain a home through Erin Phillips and you are not 100% satisfied with it, Erin Phillips will sell it for you with no charge for that service.

The following conditions must be met:

1. You must have purchased your home through Erin Phillips.
2. You must sign an exclusive listing agreement the Erin Phillips within six (6) months of the day that you originally purchased your home (close of escrow).
3. You agree to have your home listed in the Multiple Listing Service (MLS), and you agree to pay a commission of at least 3% of the sales prices to the selling agent. Erin Phillips' services for listing the home will be TOTALLY FREE.
4. You agree to list the home at a list price that is no more than 3% above the appraised value.
5. You agree to make all repairs recommended by Erin Phillips prior to putting your home on the market.
6. You agree to my installation of a lock box for ease of showing.
7. If you purchase a new home within one year of selling your current home, then you agree to use Erin Phillips exclusively to obtain the new home. Further, you agree to sign a new one-year Preferred Buyer Agreement with Erin Phillips at the same time you sign the listing agreement to sell your current home.
8. This agreement must be signed by all parties.

Buyer's Signature \_\_\_\_\_ Date: \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_