



Buyer Loyalty Agreement

We will provide you with the following services:

1. First and foremost, we promise to give it our all. You can count on us to be in constant communication, be available to you, and always do the right thing.
2. We will guide you in securing the best financing program for your specific needs with the lowest interest rate and least expensive closing costs. We will then have a pre-approval letter generated to give you the competitive advantage in future negotiations.
3. We will provide you with regular updates from our customized interactive buyer profiling system of all of the new listings that match your criteria. This will allow you both an online preview as well as the possibility to drive by and determine which of the properties you want to tour in person.
4. We will arrange a private showing of any home you wish to see, including new construction and For Sale By Owner (FSBO) properties.
5. When you find a home that you want to buy, we will counsel you on the best strategies regarding the offering price, financing terms, interest rate, possession date, inspection timelines, and more.
6. We will help you prepare your offer with the terms, provisions, and addendums weighed in your favor, with your best interests in mind.
7. We will present the offer on your behalf, directly to the Seller when possible, and negotiate in your favor to help you secure the property at the best possible price and terms.
8. We will negotiate a one-year Home Warranty on your behalf, at no cost to you, up to three hundred ninety five dollars.
9. We will recommend experienced and competent vendors with respect to your total home purchase: lenders, home inspectors, appraisers, escrow companies, title companies, qualified repairmen, and legal advisors if needed.
10. We will be available for you to answer any questions you might have at any time.

You agree to:

1. Seek pre-approval from a mortgage lender prior to viewing property.
2. Notify us of any homes that you wish to view and inform all other Agents, For Sale By Owners (FSBO's), or Builders that you are being exclusively represented by Denise Wells of Keller Williams Realty, La Jolla-UTC. Please keep in mind that many Builders require that we accompany you on the first visit to the property.
3. Formulate any offer on any home (new or resale) through Denise Wells.
4. Have fun and trust us through the process! You will be glad that you partnered with us.
5. Acknowledge that our fee of 3% of the purchase price will be built in as part of the purchase agreement.
6. The fact that this Buyer Loyalty Agreement expires one year from today's date.
7. Acknowledge that Denise Wells is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, home inspector, mold expert, or any other professional service provider. And further acknowledge that you have been advised to seek professional advice concerning the condition of the property and legal and tax matters.

Buyer's Signature

Printed Name

Date

Denise Wells

Denise Wells

Date

Denise Wells, ePRO, REALTOR®/Broker Associate* Keller Williams® Realty - La Jolla/UTC
3636 Nobel Drive, Ste. 100 * San Diego, CA 92122 * 858-457-9400 (office) * 619-917-8725 (cell)
619-374-7113 (fax) * Denise@DeniseWells.com * www.DeniseWells.com

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