



What is an Exclusive Buyer's Agent and why do I need to hire one?

- ✓ As your Exclusive Buyer's Agent, I will represent you and your best interest – my loyalty is legally with you, not the Seller. You will have an “insider” who knows the details and realities of the market, and can and will share them with you.
- ✓ I will have a private in-depth consultation with you, to discuss your needs in a new home, your motivation, review with you the entire 10+ Step process to purchasing a home and help you determine the best financing options available in today's market.
- ✓ As your Exclusive Buyer's Agent, I provide you with extensive information about the towns and cities you are most interested in residing in.
- ✓ As your Exclusive Buyer's Agent, I will preview properties in person and via the Internet for you based on the criteria we have discussed that best fits your needs. (Note: It truly only takes a maximum of 7 houses before finding the right home, often times it is less than that).
- ✓ The Seller has an agent who represents them – the Listing Agent. By hiring an Exclusive Buyer's Agent, you “even the playing field” and you have professional representation.
- ✓ As your Exclusive Buyer's Agent, I will help you determine the fair market value of the property you choose to present an offer to purchase on and will help you to develop a negotiation strategy for the purchase of the property.
- ✓ As your Exclusive Buyer's Agent, I will help you find the most qualified professionals to help you with the purchase of the property. The professionals to whom I may refer you to include, but are not limited to, Mortgage Officers, Home Inspectors, Real Estate Attorneys, etc.
- ✓ As your Exclusive Buyer's Agent, I can help you locate properties that are not “on the market” and I can help you negotiate with “For Sale By Owners” (FSBO's).
- ✓ Hiring an Exclusive Buyer's agent does not cost you anything. Listing brokers will “co-broke” with Buyer's Agents and/or a Buyer can have their agent paid by the seller as a contingency of the offer to purchase the property.
- ✓ An Exclusive Buyer's Agency contract is an exclusive relationship in which I will be there to help you for any real estate transaction covered under the terms of the agreement....

When would you like to get started?

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