

Buyer Representation Benefits Of Using A Buyer Agency \$5,000 Cash Savings, Guaranteed

*I guarantee when you find the home you want to purchase, I will negotiate on your behalf to help you purchase the home for an overall savings to you of at least \$5,000. If I fail to do so, you will receive \$500 cash at the closing of the sale.

Everyone always wonders, what benefits do I get when I use a Buyers Agent? What does it cost me? I will do my best to explain some of the benefits and what this will cost you. In this position the Buyers Agent should try to get you the best price and terms on a particular piece of property and/or the improvement of the land. It is a fact that not all real estate agents represent you. In some cases they may be a dual agent. In others they may represent the seller. Make sure you have a clear understanding of whom your agent is representing. When I represent you, I have your interest at heart and not that of the builder or seller. A Buyers Agent has the knowledge to help you with all of your real estate needs.

What benefit do I get by using a Buyers Agent? The main thing is YOU have representation, put plainly; someone looking out for your best interest and this service is **FREE** to you. That's right, you don't pay anything for this service and I represent you 100% and not the builder or seller. When you decide to buy a home, whether pre-existing or build from scratch, I know you will want someone who has the day-to-day knowledge of what goes on in the Real Estate world. Here's a list of professionals I will be in touch with throughout the entire process:

Accountants, Appliance Repairman, Appraisers, Attorneys Office, Construction Foreman, Handy Person, Home Inspectors, Home Warranty Companies, Insurance Companies, Interior Decorators, Land Surveyor, Lead Paint Inspectors, Mortgage Companies, Movers, Radon Testers, Repair Contractors, Tax Preparer, Termite Inspector, Well and Septic Inspector and others. As you can see, I work with several folks on a daily basis. I may not need to work with all of these people during your home buying process, but I want you to feel secure when using us as your Buyers Agent.

Negotiating the contract, making sure the walk through and closing go smoothly is just fraction of what I will do for you. I will be doing several little things to ensure your home buying process will be a great experience. For example, I will help you secure financing. Many people have trouble when it comes to mortgages. I specialize in helping clients with all kinds of circumstances. I help you get the mortgage that is best suited for your needs along with the best interest rate available.

My programs are not all credit score driven. When others say NO, I move you in. Please give us a chance to make your dreams come true, you will be glad you did.

Remember, you get my services at **NO COST** to you. Please give us a call or send an e-mail when you see something you like or would like to get an appointment to see a home. It can be a home that you see on the Web or while out driving around. It doesn't matter who has their name on the sign or if it's a For Sale By

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Owner! Don't forget there are several other homes for sale that are not out on the Web. Contact us if you need any help or need to see a home. I will make an appointment to see the home or help you find what you're looking for.

Thanks for taking the time to read this report. I hope you found the ideas thought provoking and beneficial.

My goal with this report is to help point you in the right direction and give you some guidelines to help you make the right decision.

I know for you making the right choice is worth thousands of dollars and a great sense of "peace of mind." If there is ever any way I can be of service to you or anyone you know, please give me a call. ***Your initial consultation is always under no obligation and completely free of charge.*** I'll sit down for 15-20 minutes and I'll show you everything you need to know when buying or selling a home. No pressure... just plain honest talk about what it's going to take to get you the results you need.

If you have any questions or would like more information, please feel free to contact me anytime.

I look forward to hearing from you soon!

Warmest regards,

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ABR, CRS, GRI, REALTOR®

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