

The Realtor/Client Relationship

I earn my living assisting buyers and sellers in real estate transactions. I receive no wage or salary. I am paid a commission by the seller at the time the transaction is completed. All expenses and overhead are paid solely by me in advance. The commission reimburses me for my time and expenses.

As your agent, I will prepare a Preliminary Market Report according to your specified criteria. I will follow up with daily MLS Searches and fax, email, or call you with matches, whichever you prefer. I will give you hours/days to reach me. I will arrange showings. If need be, I will agent network, research sold properties, and research tax records. I will draft the Purchase and Sale Agreement and negotiate your contract. I will supply your lender with the mutually accepted Purchase and Sale Agreement. I will attend inspection, negotiate work orders, manage work order completion, attend appraisal, and follow up with Escrow & Lender for your timely move in.

In return, I ask you to agree to the following:

- ✓ To work with me as your only Realtor -
 Sign a Buyers Agency Agreement
- ✓ Research lenders and get Pre-approved
- ✓ To contact me about information on any properties that you see in publications such as magazines, online, or in the classifieds
- ✓ If you happen to stumble upon an open house, a for sale by owner, or a builder direct that you decide to view, tell the host you are working with an agent
- ✓ If an agent offers you information on homes that may be of interest to you, please tell them to pass the information on to me
- ✓ Do not negotiate without me
- ✓ Speak to me the moment a concern arises
- ✓ Don't let disappointments, if any, build to the point of distress

