



**BUYER SERVICES GUARANTEE**

Buyer(s): \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ - \_\_\_\_\_

Buyer(s) Address: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ - \_\_\_\_\_

**1 BUYER COUNSELING SESSION**

I will conduct a buyer counseling session to discuss your needs and goals, and to plan the search for your property.

**10 HOME WARRANTY**

I will explain to you the option of a home warranty plan to reduce your risk of repair when purchasing a property.

**2 BUYER AGENCY ALTERNATIVES**

I will discuss the proper Florida Agency Representation alternatives for you and the sellers.

**11 BUILDING & TERMITE INSPECTIONS**

I will recommend that you obtain professional building and termite inspections on all properties.

**3 BUYER REPRESENTATION AGREEMENT**

I will present and explain to you a buyer's broker agreement and the special services and benefits it offers.

**12 ESTIMATE OF FUNDS REQUIRED**

I will provide you with a preliminary estimate of anticipated closing costs for the transaction.

**4 THE GREG ELLINGSON TEAM HOMEBUYER GUIDEBOOK**

I will provide you with a copy of our buyer's guide and explain how you can use it as a road map through the home-buying process.

**13 OFFER PREPARATION**

I will prepare a written offer on the property you choose to purchase, with terms approved by you.

**5 FINANCING PRE-QUALIFICATION**

I will introduce you to multiple reputable lenders and help you obtain pre-qualification or pre-approval status to increase your buying position and negotiating strength.

**14 BUILDING AND TERMITE INSPECTION REMEDIES**

We will remedy the items you specify after your review of the inspection reports.

**6 PROPERTY SHOWINGS**

I will only show you properties that meet the criteria you have selected. Our goal is to find the right property with as little as stress for you as possible.

**15 NEGOTIATIONS STRATEGY**

I will prepare a negotiation strategy for the property you have selected, including a written Competitive Market Analysis and advice on the initial price and terms.

**7 PROPERTY EVALUATION**

We will discuss the positive and negative features of a property that may affect its value and future resale.

**16 OFFER PRESENTATION**

I will venture to present your purchase offer directly to the seller in the presence of the listing associate.

**8 PROPERTY EVALUATION**

We will review all of the inspection reports and other documents pertaining to the condition of the property and disclose all physical defects of the property that are known.

**17 WALK-THROUGH**

I will accompany you on a walk-through of the property and assist you in dealing with any problems discovered during the walk-through.

**9 REVIEW OF SELLER DISCLOSURE**

I will thoroughly review with you the seller's written disclosure statement to give you the ability to address your concerns in your offer.

**18 CLOSING THE SALE**

I will monitor and inform you of the progress of the purchase agreement, including the satisfaction of all contingencies and conditions during the entire transaction.

**19 AFTER-SALE SERVICE**

I will contact you after the closing to follow up on remaining details and your service needs.

*Should I not perform the services as stated above, you are entitled to terminate this representation agreement.*

You acknowledge that you have read and understand the terms of The Greg Ellingson Team, Buyer Services Guarantee and that this agreement is not binding unless signed by you and I, your Ellingson Properties Sales Associate.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Sales Associate: \_\_\_\_\_ Date: \_\_\_\_\_