

When Only The Best Will Do
www.TeamEstes.com



**BUYER SERVICE PLEDGE CERTIFICATE
EXCLUSIVE RIGHT TO REPRESENT BUYER AGREEMENT**



As an independently owned and operated RE/MAX office, we are dedicated to providing you with service that is professional, courteous and responsive in helping you find a property. To fulfill this commitment, I agree to provide you with the following service:

1. Consult with you to determine your particular real estate wants and needs. This includes providing information as to the advantages and disadvantages of the choices available to you, in order to help you make informed decisions.
2. Maintain **CONFIDENTIALITY** and represent your best interests throughout your buying process.
3. Help you define your financial ability to purchase, explain alternative methods of purchasing and financing, and assist in arranging mortgage financing.
4. Provide an action plan for locating the right property, at the right price and terms, in an acceptable time frame.
5. Search using available methods to locate the property that will best meet your needs and wants. This may include properties listed with our office, and offered through other real estate companies, as well as unlisted properties (FSBO's).
6. Show properties that meet your specifications, in accordance with Fair Housing Regulations and ethical real estate practices.
7. Disclose material facts known about the property, and other relevant information that is likely to affect your ability to obtain the right price and terms.
8. Assist you in evaluating the market value of properties that are of interest to you, and suggest negotiating strategies to help you obtain the most advantageous price and terms. Provide you with a CMA-Competitive Market Analysis.
9. As your advocate, advise and assist you in completing your purchase agreement, and present your offer in a light most favorable to you.
10. Refer you to other professionals (attorneys, accountants, inspectors, mortgage lenders, etc.) for information or assistance as appropriate.
11. Upon acceptance of an offer between you and the seller, monitor all pre-settlement activities throughout the closing process as permitted by law or local practice.
12. Consult and communicate with you on a regular basis throughout your entire real estate purchase process.
13. Compose for you your personalized client gateway. A real estate web site providing real estate housing information sent to you via e-mail.

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BUYER SHALL:

1. Work exclusively with Buyer Representative during the term of this Agreement.
2. Comply with the reasonable request of Buyer Representative to supply any pertinent financial or personal data needed to fulfill the terms of this agreement.
3. Be available during the Buyer Representative's regular working hours to view properties.
4. Consult with Buyer Representative before visiting any resale or new homes or contacting any other licensees or property owners to avoid the possibility of confusion over the agency relationships and misunderstanding about liability for compensation.
5. Inform all licensees whom Buyer contacts of Buyer's relationship with Buyer Representative.

I appreciate your allowing me to help you find the right property for your needs. If at any time you have a question, concern, comment or suggestion, please contact:

Hobby Estes, 804-586-1374 or email Hobby@TeamEstes.com

This BUYER SERVICE PLEDGE Certificate applies to an Exclusive Right to Buyer Representation (agency) Agreement that expires on 0 months or 30 days. If any terms or conditions contained herein are prohibited by local law, they shall be considered severed from this pledge and of no force or effect. In the event of any breach under the terms of the BUYER SERVICE PLEDGE Certificate, the client (as a sole and exclusive remedy) may terminate the exclusive buyer representation agreement, provided that our RE/MAX office is given 24 hours written notice of the reason for termination and an opportunity to cure the default during the notice period. Notice must be presented by you to the office manager. In the event this agreement is breached without due cause, the client would be responsible for the buyer's agent commission in the amount of 3% of the purchase price.

RE/MAX Commonwealth Group

A copy of this BUYER SERVICE PLEDGE Certificate has been received.

By Associate:Hobby Estes

By Buyer(s)_____

Date:

Address_____

Signature:_____

Phone_____

Signature:_____