



*We take the privilege of being your agent seriously. Buying a home is a huge step and we are here to make the process easier for you!*

### **50 Reasons Why You Should Use Us as Your Buyer's Agent:**

1. We analyze *all* of your real estate needs and determine your housing criteria.
2. We research *as many properties as needed* to find the right home for *you*.
3. We will send you listings that *match your needs* in a comprehensive, easy to view list.
4. We will provide information to help coordinate your move or relocation and short term stay options.
5. We will educate you about the home buying process.
6. We will provide information on *current* market conditions, schools, communities, employment, and more.
7. We will discuss your financing needs to ensure that you are getting the *best financing available*.
8. We will recommend qualified mortgage brokers from our *exclusive network of lenders*.
9. We will make appointments to show *any* properties you wish to view.
10. We will provide you with *timely* and *professional* disclosure and research.
11. While showing properties, we will conduct an 'In car review', discussing the pros and cons of each property to help you make *concise decisions* should you decide to make an offer.
12. Using our in depth knowledge, we will point out "hot buttons" while showing.
13. We will help with *any and all* loan application questions.
14. We will follow up on your loan application with your selected mortgage broker.
15. We can offer assistance cleaning up your credit if needed.
16. We will analyze your personal purchasing timeline and needs once a property is located.
17. We will provide you with a free *Comparative Market Analysis* (CMA) of any desirable property in order to make an educated offer.
18. We will coordinate with the listing agent to get seller's disclosure on your behalf.
19. We will draft any offers and prepare paperwork in accordance with Florida Real Estate law.
20. We will research tax records to give you a *thorough history* of the property.
21. We will provide information on services such as utilities in order to make your move as *effortless* as possible.
22. We will explain all paperwork before signing.

23. We will generate a net sheet for your convenience so you may see all financial aspects of the transaction.
24. We will collect and deposit escrow while providing verification to listing agent.
25. We will submit the contract on your behalf and follow up with the seller in regards to presentation/counter/acceptance.
26. We will negotiate the contract until mutually agreeable.
27. We will review and explain final contract to ensure your *full* understanding.
28. We will send the title company the executed contract.
29. We will schedule and attend the home inspection.
30. We will schedule and attend the termite inspection.
31. We will recommend insurance agents to you from our *private network* to make sure you receive *competitive rates* and *excellent customer service*.
32. We will verify that your loan process has begun.
33. We will review home inspection findings with you.
34. We will re- negotiate any repairs if needed.
35. We will order survey/ appraisal.
36. We will assist you in meeting your finance deadline.
37. We will monitor any contingencies- financing, home inspection, etc.
38. We will check that homeowner's insurance has been completed in a timely manner.
39. We will verify that the title agency has all necessary documentation.
40. We will follow up with your lender on *all* aspects of the closing process.
41. We will schedule closing time and place easiest to you.
42. We will review HUD (closing statement).
43. We will perform a final walk- through of the property.
44. We will determine the amount of funds to be brought to closing.
45. We will coordinate between the lenders and title company to determine the amount needed to close.
46. We will release the escrow to the title company on your behalf.
47. We will explain everything needed at closing.
48. We will attend your closing.
49. We will give you the keys to your new home!
50. We will follow up with you after closing, provide you with homestead information and ensure that *everything* is going fine for you in your new home!