



## Martin & Bea Laufer Buyer Services

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Buyer(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_  
EMail: \_\_\_\_\_

This Agreement of Buyer Services is a commitment that Martin and Bea Laufer and REMAX will perform the services stated below as part of your representation.

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### CUSTOMER SERVICE

#### Previewing the Properties

Based on your own home buying needs, we will preview properties based on your criteria in a timely and diligent way. We will do this online and personally visit them in order to help you make an informed decision easily and quickly.

#### Showing You Homes

Upon learning your home buying requirements, we will focus our attention on showing you available properties in the right location and price.

#### Personalized Service & Quick Response

We will return your phone calls or emails within 24 hours or less and provide you with a weekly report on your search for a property.

### FINANCING

#### Financing and Pre-Approval Process

We will offer to arrange a pre-qualification or pre-approval consultation with a reputable lender or mortgage provider. Together, we will identify a range of affordability, which will be an added benefit when negotiating an offer.

#### Closing Costs Estimation

We will provide you with a preliminary estimate of closing costs and required down payment required for the transaction.

#### A Good-Faith Estimate

You will benefit from our knowledge and experience in working with financial institutions when receiving and reviewing a good-faith estimate, ensuring a timely delivery as well.

### PROFESSIONAL CONSULTATION

#### Buyer Consultation

We will provide a buyer consultation to review your needs and answer questions regarding the home buying and mortgage process. In this session we will discuss your personal goals and plans for a property.

#### Buyer Representation

We will discuss in detail the nature of your buyer representation, choices, options and alternatives. We will present and explain what a buyer representation agreement means and the special services and benefits it offers.

#### Home Evaluation

We will discuss the features of the property that will affect both the current and the resale value of the property.

## **THE PURCHASE AGREEMENT & CONTACT**

### **Property Disclosure**

We will review with you all reports, inspections and other important documents pertaining to the property, disclosing known physical defects and issues.

### **Seller Disclosures**

We will review, in detail, all seller written disclosure statements and discuss possible remedies and negotiation options for any disclosed materials.

### **Home Inspections**

We will recommend that you obtain professional home, termite and pest inspections and provide you with a list of professional and experienced inspectors.

## **THE TRANSACTION**

We will discuss and prepare a strategy for negotiating the offer for your new home. This will include a competitive Market Analysis (CMA), suggested market price and terms.

### **Presenting the Offer**

We will present your offer to purchase a home professionally and quickly.

### **Property Walk-Through**

We accompany you on a thorough walk-through of the property prior to the close of the transaction, dealing with any issues that may arise.

### **Finalizing the Transaction**

We monitor and inform you of the transaction process with regular updates, including the satisfaction of all contract contingencies and required conditions.

### **Post Sale Services**

After the sale, we will contact you immediately to answer any questions you have and to follow-up on any remaining details.

Please keep in mind that state and local regulations, changes and updates may restrict some services. If you find that we are not performing the buyer representation services as stated above, you agree to promptly notify the agent(s), manager and broker – You also agree to provide REMAX with an opportunity to correct the situation within a 24-hour period.

RE/MAX Olson & Associates | Martin & Bea Laufer

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**IF YOUR PROPERTY IS CURRENTLY LISTED WITH A REAL ESTATE BROKER, PLEASE DISREGARD**