

*When Dreaming of a Home
Dream of Jeanne!*



Establishing Common Goals



When Dreaming of a Home Dream of Jeanne!



Establishing Common Goals

Understanding the Advantages of Homeownership

Buying

- * You will have a great tax write-off.
- * Your housing expense may never go up.
- * You can use, decorate, make physical changes to, and enjoy your home as you see fit.
- * You may increase your equity as your home appreciates in value.
- * You are not at the mercy of your landlord.
- * Your house will become “home,” not a temporary living situation.

Versus

Renting

- * You will have no tax write-off.
- * Your rent can go up each year, typically four to ten percent.
- * You must get permission from your landlord to make any changes to your dwelling.
- * You have no equity build-up. Your money is gone for good.
- * You can be evicted, lose your security deposit, and more.
- * Your living situation is always temporary.

So let's get started on the purchase of your Dream home!

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Communication... The key to a successful home purchase.

Together, we will sit down to discuss the type, size, style, and location of the kind of home you are interested in purchasing. After extensive research on our part, we will preview homes together that fall into that category.

Through constant communication and the benefit of our newest technology, our instant On Line Property Search, we will keep you apprised of any Dream homes that come on the market in which you might be interested. Once we have found that perfect home, we will negotiate with the sellers to get the best possible price and terms for the home you desire.

You will benefit from our years of experience in the real estate business at no cost to you. As you already know, our commission comes from the seller.

Real Estate Consultant

- * Property Information
- * Area Information
- * Financing Sources
- * Real Estate Skills (Negotiating Agreements, Settlements)

Buyer Contribution

- * Property Requirements
- * Area Selection
- * Financial Information
- * Property Selection

**Successful
Purchase**

SEARCH THE ENTIRE MLS

AT

www.jeannescott.com

On-Line Property Search

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Don't Buy Your Home From Someone Who Won't Guarantee Their Work!

Historically REALTORS® were not required to work with buyers under a formal buyer agency agreement. Most states now require that all real estate agents disclose agency in the form of a Consumer Notice. A real estate agent can work with a buyer in a variety of agency relationships.

Most agents do not educate their clients. We work with our buyers strictly in a Buyer Agency Relationship. What does this mean to you? This means we are working strictly for you, our buyer, in your best interest!

Our Pledge to Buyers

We feel so strongly about it, we put it in writing.

To provide unsurpassed service to help you buy your home at a fair market price, in the shortest time, with the least inconvenience to you, we will:

- Explain real estate agency relationships.
- Maintain communication during the term of the agreement.
- Analyze your property needs and desires.
- Orient you to current market conditions.
- Provide helpful community data.
- Explain local real estate practices and procedures.
- Provide information on lenders and financing alternatives.
- Search the local Multiple Listing Service for suitable properties.
- Coordinate appointments and show all properties of interest, whether the properties are our listings or not.
- Provide relevant market data as to fair market value of homes.
- Disclose all material defects of the property known.
- Explain the offer-presentation process.
- Deliver any state required Property Disclosure form.
- Carefully explain and prepare Offer to Purchase forms.
- Arrange to present all offers to seller in a timely manner.
- Strive to obtain the best possible price and terms for you.
- Explain post-purchase activities and responsibilities.
- Follow up on all post-purchase activities.
- Keep confidential any information that you designate in writing as confidential.

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Limited Agency

The Licensee or the principal or managing broker may personally represent a seller as a seller's agent in the case of a property listed with The Hardie Group. If that occurs, then Licensee has agency duties to both Buyer and Seller which may be different or even adverse. If limited agency arises, Licensee shall not disclose the following without the informed consent, in writing, of both Buyer and Seller:

(a) Any material or confidential information, except adverse material facts or risks actually known by Licensee concerning the physical condition of the Property and facts required by statute, rule, or regulation to be disclosed and that could not be discovered by a reasonable and timely inspection of the Property by the parties.

In a limited agency situation, the parties agree that there will be no imputation of Knowledge or information between any party and the limited agent or among Licensees.

As a buyer's agent, Licensee will obtain compensation pursuant to a listing contract unless written Buyer's Agency Contract provides for an alternative payment method.

Your Commitment to Us

We have explained in depth the advantages of working with [Agent's Full Name] as your exclusive buyer's agent. In return we ask you:

- To communicate responsibly and honestly.
- To willingly provide pertinent information as needed.
- To promptly inform The Jeanne Scott Dream Team of changes in timing, requirements, or other critical information that will affect your service commitment.
- To submit a loan application and all lender-required information within the time frames of the contract when financing.
- To enter into contracts in good faith and make every effort to adhere to all negotiated contingencies.
- To inform all other real estate agents that you are represented by The Jeanne Scott Dream Team.

I agree to work solely with The Jeanne Scott Dream Team in a cooperative effort to locate and purchase a Dream home.

Signature

Date