

Exclusive Buyer Agency Agreement

Our commitment to you:

1. We will set up a free, no-obligation meeting for you with a reputable mortgage banker in order that you may get pre-qualified for your mortgage and learn exactly how much you qualify to borrow.
2. We will send you regular updates of new homes on the Arizona Regional Multiple Listing System which match your buying criteria. This update will include homes listed by all participating Realtor offices in our region. This will allow you to drive by and decide which homes you want to view on the inside.
3. We will arrange a private showing of any home you want to see.
4. When you find a home you like, we will discuss strategy with you regarding price, financing terms, interest rate, possession date, and anything else you want to know.
5. We will prepare the offer and help you negotiate price and terms.
6. We will present the offer on your behalf, and negotiate in your best interest at all times.
7. We will recommend the best services with respect to your total home purchase: legal expertise, structural inspections, termite inspection, survey, appraisal, home warranty, title insurance.
8. We will be there to answer any questions you might have.
9. We will provide a Transaction Manager to guide you through the entire process and answer questions about escrow, lending, and inspections. The terms of your contract will be met and it will be as stress-free as possible.

You agree to:

1. Seek pre-approval from a home lender after your pre-qualification meeting.
2. Notify us of any listed homes you wish to view and inform all other agents, For Sale by Owners or builders that you are working with us.
3. Make any offer on any home (new or resale) through us.
4. You are under no obligation to buy or build a home.
5. You don't pay us anything for all the services we provide you. Your fee will be paid by the seller or builder when the transaction closes.
6. If you buy a home without using us, you agree to pay us a fee of \$450 as compensation for the time, effort and services that we spent on your behalf.
7. This agreement expires _____ months from today's date.

Initial _____