

DOUG HUTCHINS'

BUYER SERVICE GUARANTEE

BUYER (S) _____

THIS BUYER SERVICE GUARANTEE IS THE COMMITMENT THAT DOUG HUTCHINS WILL PERFORM THE SERVICES STATED BELOW.

CUSTOMER SERVICE

Property Previews

Based on your own criteria and needs, I will preview targeted properties in a timely and diligent way. I will do this both on the internet, as well as by personally viewing properties myself, in order to help you make a decision in the quickest way possible.

Home Showings

Once I fully understand your homebuyer requirements, I will focus our attention to showing you those homes on the market that are in the right location and at the right price for you.

Personal and Timely Response

I will communicate anything I deem necessary with you in a timely manner.

FINANCING

Financing Pre-Approval

I will offer to arrange a pre-qualification or pre-approval appointment with a reputable lender to identify your range of affordability and to increase your negotiating strength.

Estimate of Closing Costs and Funds Required

I will provide you with a preliminary estimate of closing costs and down-payment requirements anticipated in the transaction.

Good-Faith Estimate from Lender

You will benefit from my experience in working with financial institutions to expedite your getting a prompt good faith estimate (GFE) from a lender.

COUNSELING SERVICES

Buyer Counseling Session

I will conduct a buyer counseling session to discuss your needs and goals and to plan the search for your new home.

Buyer Representation

I will discuss in detail the nature of your buyer representation choices as well as other issues and alternatives. I will also present and explain to you the representation agreement and the special services and benefits it offers.

Buyer Information Packet

Upon request, I will provide you with a copy of my Buyer Information Packet and explain how you can use it as a road map through the home-buying process.

CONTRACT GUIDANCE

Property Disclosure

I will provide you with copies of all inspection and disclosure reports available from the seller as specified in the Real Estate Purchase Contract.

Written Seller Disclosure

I will provide you with the seller's written property disclosure statement for your review.

American Home Shield Home Protection Plan

I will explain to you the option of a home protection plan to reduce your risk of repair after purchasing a property.

CONTRACT GUIDANCE

Property Disclosure

I will provide you with copies of all inspection and disclosure reports available from the seller as specified in the Real Estate Purchase Contract.

Negotiation Strategy

I will prepare a negotiation strategy for the property you have selected, including a written Competitive Market Analysis and advice on the initial price and terms to offer where permitted.

Offer Presentation

If you wish, I will request to present the offer to purchase directly to the seller in the presence of the listing agent.

Pre-Settlement Inspection

I will accompany you on a thorough walk-through of the property (if one is provided for you in the sales contract) before closing, and I will assist you in dealing with any problems discovered during the walk-through.

Closing the Sale

I will monitor and inform you of the progress of the purchase agreement, including the satisfaction of all contingencies and conditions during the entire transaction.

INTERNET SERVICES

Internet Services/Websites Provided

I will give you access to these websites for you to use during and after your home search:

www.DougHutchinsHomes.com

www.KentwoodCo.com

www.DenverRealEstate.com

Should Doug Hutchins not perform the services as stated above, you are entitled to terminate the representation agreement. Written termination must be presented by you in person to the Managing Broker. You also agree to provide The Kentwood Company with an opportunity to correct the situation within a 24-hour period following the delivery of the termination notice. If the representation agreement with you is terminated, the termination provisions of the representation agreement shall apply.

BUYER _____

DATE _____

BUYER _____

DATE _____

BROKER _____

DATE _____

