

BUYER SERVICES GUARANTEE

Buyer(s) _____

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Address _____

Phone: Home _____ Office: _____

This Coldwell Banker Buyer Services Guarantee is the commitment that Coldwell Banker Residential Brokerage and I will perform the service 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 we 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.

Personal and Timely Response

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 requirement 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 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 property.

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.

Best Buyer Guidebook^h

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

CONTACT GUIDANCE

Property Disclosure

We 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

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

Coldwell Banker 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.

Home Inspections

I will recommend that you obtain professional building and termite inspections and provide you with the names of reputable inspectors.

TRANSACTION ASSISTANCE

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

Coloradahomes.com

ColdwellBanker.com

Realtor.com - Enhanced Listings

[LeadRouterTechnology](http://LeadRouterTechnology.com)

Should Coldwell Banker not perform the services as stated above, you are entitled to terminate the representation agreement. Please keep in mind that state and local regulations and practices may restrict some services. Written termination must be presented by you in person to the Office Manager. You also agree to provide Coldwell Banker 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 _____

Sales Associate _____ Date _____



RESIDENTIAL BROKERAGE