



The Coldwell Banker Residential Brokerage BUYER SERVICES GUARANTEE

RESIDENTIAL BROKERAGE

This Coldwell Banker® Buyer Services Guarantee is the commitment that Coldwell Banker Residential Brokerage and your Coldwell Banker Sales Associate will perform the services stated below as part of your representation agreement.

Buyer(s) _____

Buyer(s) Address _____

Buyer Counseling Session

We will conduct a buyer counseling session to discuss your needs and goals and to plan the search for your property.

Property Preview

Based on your own criteria and needs, we will preview targeted properties in a timely and diligent way.

Home Showings

Once we fully understand your homebuyer requirements, we will focus our attention to showing you those homes on the market that meet your needs.

Personal and Timely Response

We will return your phone call or e-mail within 24 hours or less.

Financing Pre-Approval

We 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.

Coldwell Banker HomeBuyer Guidebook

At your request, we will provide you with a copy of our HomeBuyer Guidebook and explain how you can use it as a road map through the home-buying process.

Buyer Representation

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

Property Disclosure

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

Written Seller Disclosure

After your purchase offer has been accepted by the seller, we will provide you with the seller's written property disclosure statement for your review.

Home Inspections

We will recommend that you obtain professional building and other inspections and provide a list of options.

Coldwell Banker Home Protection Plan

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

Negotiation Strategy

We will discuss a negotiation strategy for the property you have selected, and include a written Competitive Market Analysis if appropriate.

Offer Presentation

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

Pre-Settlement Inspection

We will arrange a walk-through of the property for you (if one is provided for in the sales contract) before closing, to confirm that all items are as represented in the purchase contract.

Progress of the Sale

We will monitor and inform you of the progress of the purchase agreement, including satisfaction of all contingencies and conditions.

Settlement

We will attend the settlement with you as outlined in the state regulations.

After the Sale

We will contact you after the closing to follow up on remaining details or service needs.

Relocation Services

We will offer to assist you, your family and your friends, should you need relocation assistance anywhere.

Should Coldwell Banker Residential Brokerage not perform the services as stated above, you are entitled to terminate the representation agreement. State and local regulations and practices may restrict some services. A written termination request 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 10 days 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 _____



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If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

We are happy to work with them and cooperate fully. 2005 Coldwell Banker Residential Brokerage. All Rights Reserved.

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