# Windermere Bellevue Commons Inc. Our Commitment



The following is made part of the Windermere Exclusive I	Buyer Agency Agreement dated
between	"Buyer" and Windermere Rea
Estate/Bellevue Commons Inc "Buyers Agent" and	, "Sales
Associate" and confirms the mutual understanding of each	other's commitment and
further confirms the scope of Buyer Agent's duties to make	e a good faith and continuous
effort to find a property for Buyer.	

## **Agency Duties**

- · Exercise reasonable skill and care
- Deal honestly with you and in good faith
- Provide loyalty by taking no action that is adverse or detrimental to your interest in a transaction
- Timely disclose of any conflicts of interest that may arise
- Advise you to seek expert advice on matters that are beyond my expertise
- · Not disclose any confidential information from or about you

#### Communication

- · Counsel with you to discover your particular needs and wants
- Explain the purchasing process and provide you with pertinent purchasing information
- · Report to you findings on perspective properties
- Provide to you a calendar of scheduled showings
- Provide to you an accurate estimate of the total cash required to purchase a home
- Provide accessibility through pager, cell phone, voice-mail, email, direct access line, fax, etc.
- Pass on information that may enhance you bargaining position
- Coordinate communication between you and the Seller, loan company, escrow, and listing agent
- Prepare and explain purchase documents before you sign
- Keep you informed from start to finish, and after closing

## Preparation

- Educate you about the financial market, new loan programs, and up-to-date market information
- Assist you in shopping for financing
- Check computer listings daily
- Set up internet home tours via the Windermere web site
- Preview properties before showing to ensure that our time together is productive
- Call listings agents to check on availability of listings

#### Service

- Problem solve
- Leadership Provide guidance and empower you to make good decisions
- Advocacy Promote and protect your best interest
- Negotiate on your behalf for the best price and terms
- Provide negotiating strategies for dealing with issues that potentially impact the value of the property i.e.: LP siding, oil tanks, electromagnetic fields, asbestos, lead paint, etc.
- Tap into my network of support
- Provide clear expectations about the process from the lender, the inspector, the escrow, the title and from me
- Research and follow-up on any homes, signs or ads you may see
- Show you homes in any neighborhood of your choice
- Research any special needs you have regarding potential properties

- Give you advice, opinions and recommendations regarding the properties you see
- · Disclose to you known material facts
- Point out reasons "Not to Buy"
- · Assist you in obtaining a general home inspection of the property, if you desire
- Monitor the transaction through escrow and closing
- Enlist the support and knowledge of my manager to counsel me on any situation that may arise
- Be a reference source for you to help find school information, utilities and special services
- If appropriate, attend closing with you
- Arrange possession of your new home and coordinate between you and the Seller.

### AS THE BUYER, I (WE) AGREE TO:

- Be truthful with Sales Associate in regard to all financial matters pertaining to the purchase of a property, i.e. current financial condition and history.
- Be exclusive and loyal to Sales Associate and disclose to other real estate agents that we have already established a working relationship
- Only enter into a Purchase and Sale contract with Windermere Bellevue Commons Inc and the undersigned as our Buyer's agent during the term of the Exclusive Buyer Agency Agreement.
- Sign hereto attached Windermere Exclusive Buyer Agency Agreement.

Buyer	Date	Sales Associate	Date
Buyer	Date		