

Windermere Bellevue Commons Inc.
Our Commitment



The following is made part of the Windermere Exclusive Buyer Agency Agreement dated _____ between _____ “Buyer” and Windermere Real 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 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

