



BUYER SERVICES GUARANTEE

Buyer(s): _____

Buyer(s) Address: _____

Coldwell Banker Bain is committed to providing the following services to help you purchase a property:

- 1 BUYER COUNSELING SESSION**
We will offer you the opportunity to discuss your needs and goals, and to plan the search for your property.
- 2 BUYER AGENCY INFORMATION**
We will discuss agency alternatives for you and the sellers. We will also provide you with an agency pamphlet.
- 3 BUYER REPRESENTATION AGREEMENT**
We will explain to you the representation agreement and the special services and benefits it offers.
- 4 HOMEBUYER GUIDEBOOK**
If requested, we will provide you with a copy of the HomeBuyer Guide and explain how you can use it as a road map through the home-buying process.
- 5 FINANCING/PRE-APPROVAL**
We will offer to arrange a pre-approval appointment with our mortgage partner to assure the seller of your ability to close. Pre-approval will strengthen your position in a competitive situation.
- 6 CBBAIN.COM**
Upon request, we will guide you in using our website and its helpful tools to enhance your home search. We can also register you for our My Home Planner tool, which streamlines your search process.
- 7 PROPERTY SHOWING**
We will show you properties that meet the criteria you have selected.
- 8 PROPERTY EVALUATION**
We will discuss the positive and negative features of a property that may affect its value and future resale.
- 9 PROPERTY DISCLOSURE**
We will review with you all inspection reports and other documents pertaining to the condition of the property and disclose all material defects of the property that are known to us.
- 10 BUILDING INSPECTIONS**
We recommend that you obtain professional building inspections.
- 11 REVIEW OF WRITTEN SELLER DISCLOSURE**
We will review with you the seller's written disclosure statement to enable you to determine whether the property meets your requirements.
- 12 HOME WARRANTY**
We will explain to you the option of a Coldwell Banker home warranty plan to reduce your risk of repair after purchasing a property.
- 13 AFTER-SALE SERVICE**
We will contact you after the closing to follow up on remaining details or service needs.
- 14 ESTIMATE OF FUNDS REQUIRED**
Our mortgage partner will provide you with a preliminary estimate of closing costs and down payment requirement anticipated in the transaction.
- 15 OFFER PREPARATION**
We will prepare a written offer on the property you choose to purchase, with terms approved by you.
- 16 NEGOTIATION STRATEGY**
If requested, we will prepare a Competitive Market Analysis for you. This may assist you in structuring your offer to purchase.
- 17 OFFER PRESENTATION**
We will present your offer to the seller or their designated representative.
- 18 BUILDING INSPECTION REMEDIES**
If applicable, we will work with you to request the seller to remedy the items you specify after your review of the building inspection reports as your Offer to Purchase specifies.
- 19 WALK-THROUGH**
We will accompany you, if requested, on a walk-through of the property (if one is provided for in the sales contract) before closing, and we will assist you in dealing with any problems discovered during the walk-through.
- 20 CLOSING THE SALE**
We will monitor and inform you of the progress of the purchase agreement, including the satisfaction of all contingencies and conditions during the entire transaction.

Our Guarantee: Should Coldwell Banker Bain not perform the services as stated above, you are entitled to terminate the Buyer Agency representation agreement. Written termination notice must state reason(s) for termination and must be presented by you, in person, to the Office Manager. You agree to provide Coldwell Banker Bain with an opportunity to correct the situation within a 24 hour period following the delivery of the termination notice. However, if during the course of or within six (6) months after the expiration or the termination of this Agreement, you decide to purchase a property that was brought to your attention by the efforts or actions of the Broker, it is agreed that Coldwell Banker Bain will act on your behalf in drafting and presenting an Earnest Money agreement on the property selected and following the transaction through to closing.

Broker: _____

Principal Managing Broker: _____

CBB FORM NO. 41BG
COLDWELL BANKER BAIN
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REV. 05/01/20