



## Agent Buyers Packet Check List:

Make sure you add your photo and personal information at the top of each page.

### ON THE RIGHT POCKET OF THE FOLDER:

1. Bio / Resume
2. Trust Dale (Add your name at the end of the letter)
3. Testimonials
4. Cure or preferred charity (Add your name at the end of the letter)
5. Buyers Acknowledgement of receipt of important information
6. What to say and do when you come accross homes on your own
7. Cancellation Guarantee
8. FREE Home Warranty (Optional)
9. Buyer Agreement

### ON THE LEFT POCKET OF THE FOLDER:

1. Exclusive Buyer Brokerage Agreement
2. Protect Yourself when buying a home





# We are now Trust Dale Certified!

At HomeSouth Residential, Inc. We have always prided ourselves in our excellent customer service and commitment to our clients, and today we have a certification to prove it.

After a Seven-Point Inspection that covers:

Price | Performance | Customer Experience | License and Certifications | No lawsuits or complaints and Risk-Free Guarantees, we have been certified by [TrustDale.com](http://TrustDale.com)!

We are so happy that we can ensure our clients have the best customer experience. We are simply proud of the work we do and the results we offer our clients. You may visit [www.TrustDale.com](http://www.TrustDale.com) so see what he has to say about us, our work ethic and the results we offer.

Once again we thank you for trusting us and look forward to serving you in the future!



Visit [TrustDale.com](http://TrustDale.com) to read about our excellent customer service and to watch an interview with Mark Bradley.



# Testimonials



# Your Referrals Help the Kids

*We are on a mission to raise \$25,000 for CURE Childhood Cancer.*

As you know CURE is dedicated to conquering childhood cancer through funding, targeted research, and through support of patients and their families. The reason I chose CURE Childhood Cancer is because over the years I have known many families who have been devastated by their child having cancer, so raising money for CURE Childhood Cancer means a lot to me!

To reach our goal of \$25,000 we are donating a portion of our income from home sales to CURE. So overall, your referrals really do help the kids!

Do you know anyone considering buying or selling a home? Send them our way and help us reach our goal!

Thanks in advance for your referrals!





# Buyers | Acknowledgement of Receipt of Important Information

## Agent Recommendations

As your Real Estate Agent, I strongly recommend that you make the following items a part of your home buying process:

- Home Protection Warranty
- Home Inspection
- Mold Inspection
- Moisture Inspection
- Radon Inspection
- Termite Inspection
- Septic Inspection Letter (If applicable)
- Stucco Inspection Letter (If applicable)
- Survey
- Appraisal



# What to Say and Do When You Come Access Homes on Your Own

## Agent Recommendations

- If you see a home you like, feel free to call for info but always tell the agent that you're working with us (this will prevent you from being hounded by other agents with questions and sales pitches)
- Get the price and (if available) the MLS number of the property and we will send you complete information.
- If you see a house you want to look at, ALWAYS call US for Appointments.



# Cancellation Guarantee

## Buyer Cancellation Guarantee

If we don't deliver the service we promise, you can cancel your agreement with us. I'm so confident that our real estate system will work for you that I guarantee you the right to cancel our buyers agreement any time prior to submitting an offer to purchase property, with no penalties or obligations, if our service doesn't live up to my promise.

## Cancellation Guarantee

Entering into a buyer's agreement with a real estate agent can be a risky business. Every sales representative will promise you the world when it comes to finding you a home, but how many of them can back that up with solid performance? According to a recent survey, more than 80% of homebuyers were dissatisfied with the performance of their agent, even if that agent sold them a property. However, most buyer agreements lock you into long-term commitments and lengthy broker protection periods with heavy cancellation fees. In other words, it's an agreement your agent can get out of, but you can't.

## I'm offering you a way to work with us that is totally risk-free!

For you, success in real estate is the ability to locate houses faster and for less money than the competition. I'm confident that I can do this for you because our TEAM has already helped several hundred people just like you. My pledge is to provide you with the highest level of service in the real estate industry, and my commitment to this pledge is 100%. Your right is to evaluate whether I live up to this standard, and to cancel your agreement with me at any point prior to submitting an offer to purchase, with no penalties or obligations, if I fail to deliver the service I promised.

**REMEMBER: You are never under any obligation to purchase any property!**

**Our Home Buying System: We Take All The Risks So YOU Don't Have To!**



# Buyer Agreement

As your Buyer's Agent, we will provide you with the following services:

1. We will assist you in securing the best financing program for your specific situation with the lowest interest rate and least expensive closing cost and have a pre-qualification / approval certificate generated to give you the best competitive advantage in future negotiations.
2. We will provide you with regular updates of all the new listings that match your criteria. This will allow you to drive by and determine which properties you want to see.
3. We will arrange a private showing of any property you want to see, including new construction, and For Sale by Owner and distressed properties.
4. When you find a property you like, we'll discuss the best strategy with you regarding offer price, financing terms, interest rate, possession date, and anything else you want to know.
5. We will help you prepare the offer with the terms, provisions, and addendums weighted in your best interest.
6. We will present the offer on your behalf and negotiate in your favor to help you secure the property at the best possible price and terms.
7. We will recommend extremely competent affiliates with respect to your total home purchase: legal expertise, home inspection, appraisal, and title insurance.
8. We will be available for you to answer any questions you may have.
9. You are never under any obligation, at any time, to buy any property.