**You are invited to a FREE 2 Hour Consultation.**

I’ll answer all your questions and share my tips for success. This meeting is all about you and what you need.

When you find the right property, my job is to evaluate, strategize, and lead the process. I navigate communication with the seller’s agent, inspector, attorney, and lender. I anticipate red flags based and dodge land mines that wreak havoc with lives.

After our first meeting, I’ll introduce you to a reputable mortgage lender for a pre-approval letter. In general, banks and credit unions, FAIL at being client centric, and efficiency isn’t even on the radar screen. Rocket Mortgage letters are not favored with seller agents because the seller’s agent vets success for their client. They want an UNEVENTFUL closing, and often ask for a second mortgage evaluation, by a reputable lender. We all want uneventful, so let’s go there first. 😊

Let’s decide together if I can help you, and we are a good fit.

You can choose how you want to work with me as a **Buyer’s Agent.**

You choose:

1. Open agreement – you have your mortgage approval in hand but you prefer to be on your own. You look around, call me when you need me (put me on speed dial/favorites) and it doesn’t lock in my time.
2. Exclusive agreement – you continue your home search, and we lock in one day a week, we are committed to go see your top 3 -5 property picks, in the towns that you want. If you have a time deadline, and we allow your wish list to guide us, I notice success in the range of 2-10 showings. Without deadlines, others might have a different process and need to “try on houses” for a year.
3. Coordinating Agent - I list your home for sale now, and we all pour mucho energy into home search, and coordinate to buy and sell during the same time frame. Back up plans, such as putting your stuff in storage, short term rental, or staying with family, help ease the burdens.

Please ask me for “Top 3 Buyers Questions”. Success is yours, if you can answer these 3 questions!