



Buyer Loyalty Agreement

We will provide you with the following important benefits:

Brokers Obligations:

1. Conduct an in-depth needs analysis of your wants, needs and desires so that we can find you a home that will meet or exceed your expectations.
2. We will diligently search the MLS, New Construction and For Sale by Owner properties to find homes that match your parameters.
3. We will assist you in securing the best financing program for your specific situation, with the lowest interest rate and least expensive closing costs.
4. We will enroll you in our home finder service program and automatically email you daily, any properties that match your particular buying criteria. This will allow you to drive by at your convenience and determine which properties you would like to view.
5. We will arrange a private showing of any property that you would like to view—including New Construction and For Sale By Owner Properties; subject to their consent. (I must accompany you on your first visit to any New Construction).
6. Represent your best interest through the entire transaction. Representation will be: Single Agency Representation with consent to transition to Transactional Broker Representation.
7. When you find a property you like, we will use our specialized knowledge and discuss strategy with you regarding: offer price, financing terms, possession date and anything else you have concerns or questions about.
8. We will prepare the offer with the terms, provisions and addendums weighted in your best interest.
9. We will present the offer on your behalf and negotiate in your best interest to help you secure the property at the best possible price and terms.
10. We will arrange for; appraisals, termite inspections, surveys and professional home inspections.
11. Upon request, we will be present at the home inspection.
12. We will arrange for Title and Closing Services and be present to represent you at closing.
13. From today forward we will use a diligent effort to meet or exceed your expectations through honesty, integrity and unparalleled service.

Buyers Obligations: (In return for these services, you agree to)

1. Seek Pre-Approval from a lender prior to viewing properties.
2. Notify us of any listed properties, New Construction or For Sale by Owner properties that you wish to view.
3. Inform all other Real Estate Agents, New Homebuilders, For Sale By Owners that in behalf of Exit King Realty I am representing you.
4. Formulate any offer to purchase any property (new or resale) through me.
5. You are NOT under any obligation at any time to buy or build a property.
6. This agreement is valid for 1 year from today's date and relates to any property that is called to the Buyer's attention by agent, buyer or any other person.
7. Our Fee: In almost all cases, the Seller will pay our fee of 3%. Only in the instance where a seller offers less than 3% and after using diligent effort to require the seller to pay the buyers agent 3% fails, you will be responsible for any deficiency. These instances are very rare and upon request you will be informed of any properties offering any inferior brokerage fee prior to viewing the property.

Property: Buyer is interested in acquiring real property as follows:

Type of property: _____

Location: _____

Price Range: \$ _____ to \$ _____

Early Termination Guarantee:

If you are not completely satisfied with our service as promised, you can terminate this agreement with us. Buyer may terminate this Agreement at any time by written notice to Broker. Brokerage fee of \$_____ would be due and payable for any property Buyer became aware of prior to termination.

Buyer has read this Agreement and understands its content.

_____/_____
Buyer (Signature) (Print) Date: _____

_____/_____
Buyer (Signature) (Print) Date: _____

Agreed and Accepted By:

_____/_____
Broker/Sales Associate (Signature) (Print) Date: _____