

Should You Be Represented When Buying Real Estate?

Do you expect and want your REALTOR® to help you with any of the following items?

Extensive property search, including For Sale By Owner and unlisted property

Preparing Competitive Market Analysis

Advice on how to compare properties

Opinion as to whether the property is overpriced; will the Seller take less

Known complaints about the Builder's work, or is he a well respected Builder

The Builder may be experiencing financial difficulties

Public knowledge as to whether the Seller is relocating, his financial situation, getting a divorce, or other information influencing the need to sell

The Seller has received another Offer on the property

Pointing out items of interest: floor plan, special features, unusual aspects of the property, etc.

How long the property has been on the market; have there been other Offers

Preparing the Offer with advantageous Stipulations and Contingencies

Presentation of the Offer

Assist with Negotiation strategy

Contract Negotiations

Contract-to-Closing guidance: termite inspection, home inspection, difference between Cosmetic & Material Defects

Post-Closing advice

All Work done to allow you to purchase the most closely matched property for your needs, at the lowest possible cost to you

Some of these are functions that can legally be done only by a Buyer's Agent!

Georgia Law prohibits a Real Estate Broker or Agent from representing a Buyer without first entering into a written agreement with the Buyer.

Contact me for a confidential discussion about your needs and questions.

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