In Order To Serve You Better

I'd like to share with you some important information about our real estate relationship.

1. To help you achieve your goals, I can show you any home that is for sale in our Multiple Listing Service listed either by my company or another real estate company. **I can show you homes in any New Home Community, and I can show you Short Sales, Foreclosures and homes listed For Sale by Owner**.

2. The real estate **commission is generally paid by the seller** and is shared by the listing company, the listing agent, the selling company and the selling agent. I receive my share of the real estate commission after you have closed on your new home and I am paid on a contingency basis.

3. I will be delighted to represent you in the purchase of your home as a buyer's agent or, if you purchase a home listed by my company, as a dual agent or transaction agent. At our first meeting, I will review with you **the forms that disclose agency** and further explain the relationship between you, the buyer, and me, your agent. At that time, I will have you sign an exclusive buyer's agency agreement so that I may represent you and show you any home.

4. I am an independent contractor. Although I am associated with a real estate brokerage, I function as a self-employed businessperson**. I am responsible for all of my own business expenses including automobile, gasoline, mobile phone, internet access, etc**. I am not reimbursed by my company for any expenses. Instead, I am happy to bear them in anticipation of a successful sale.

For the above reasons, **your loyalty to me is greatly appreciated**. In working together, we will work as a team. I promise to give you 100% of my ability, resources, skills, and expertise in return for your loyalty.

Please rely on me exclusively. Call or e-mail me when you see a property that you wish to visit. If I am not in the office, please leave me a voice mail message with the address of the property and I will return the call promptly. If you stop by an Open House, **please give the on-site agent one of my business cards** and tell him/her that I am assisting you with the search for your new home.

If you plan to stop by a **New Home Community please email or call me.** Please read Working with Real Estate Agents disclosure from our state. I can represent your interests in new home construction for no additional fee.

Together, we will be successful in finding you your perfect home!