



MONARC BUYER'S GUARANTEE

As an independently owned and operated MONARC Real Estate office, we are dedicated to providing you with service that is professional courteous and responsive in helping you find a property. To fulfill this commitment, we agree to provide you with the following services:

1. Dedicate myself to making the process of buying your next home as easy and successful as possible.
2. Respect you, your needs and be honest and forthright.
3. Hold your best interest in the highest regard throughout the process.
4. Value and respect your time, being as efficient and effective as possible.
5. Understand your needs and respond quickly.
6. Consult with you to determine your particular real estate wants and needs.
7. Use my base of experience, knowledge, tools and the most up-to-date training to best serve you.
8. Explain each step of the process and act as a guide to help you make the most informed decisions.
9. Disclose material facts known about the property and respond to questions concerning the property.
10. Help determine your purchasing power, while explaining alternative methods of purchasing and/or financing.
11. Provide an action plan for locating the right property, at the right price and terms, in an acceptable time frame.
12. To the best of my ability, continuously show you new properties that meet your needs.
13. Provide a Customized Home Search Plan for locating the right property for you, only showing you properties that will best meet your needs in accordance with Fair Housing regulations and ethical real estate practices.
14. Use the most comprehensive database of listings in the area, to help you find the home that best meets your needs, whether that be the Multiple Listing Service (MLS) and/or other methods.
15. Use my knowledge and expertise to promote the most valuable purchase on your behalf. I will assist you in evaluating the market value of properties that are of interest to you and help you obtain the most advantageous price and terms.
16. Use a written Competitive Market Analysis and local market information to help you determine the right purchase price.
17. Provide you access to financing that meets your needs, at the lowest possible rates available to you.
18. Advise and assist you in completing your purchase agreement, and presenting your offer with integrity, and in a light most favorable to your needs.
19. Upon acceptance of an offer made by you, we will monitor all pre-settlement (escrow) activities throughout the closing as permitted by law or local practice.
20. Offer to provide you information regarding other professionals (e.g. attorneys, accountants, inspectors, and contractors) that may assist you before, during and after your move.
21. Provide continued agent assistance or new agent referral/assignment so you remain in the Monarc family for us to assist you in selling your home in the future.
22. Provide you any other assistance that you may require if within our scope or powers.
23. Please feel free to discuss/write below any additional items/comments with your agent if not already covered.

We appreciate you allowing us the opportunity to assist you with the purchase of your new property. If at any time you have a question, concern, comment or suggestion, please contact our Broker:

Phone _____

Notice: A prospective purchaser of real estate should be aware that cooperating (selling) brokers and sales associates can work for you as your agent, in which case they represent you and owe you the fiduciary duties of loyalty, confidentiality, disclosure, diligence and care. Agents may also as representatives of the Broker act as intermediaries in which they represent neither party to the transaction. In any case, as a real estate licensee, we are at all times obligated to treat you honestly and fairly, and in most states inform you of our particular representation status. In the event we do not represent you in the transaction, should you feel it necessary or desirable, you can obtain representation from a lawyer or another real estate broker or both.

Important: DO NOT RELY ON THIS NOTICE AS DESCRIBING YOUR ACTUAL REPRESENTATION STATUS OF THIS OFFICE CONCERNING SERVICES TO BE PROVIDED YOU AS REFLECTED IN THIS PLEDGE. SPECIFICS OF OUR ACTUAL REPRESENTATION STATUS ARE SET FORTH IN A SEPARATE WRITTEN AGENCY DISCLOSURE.

Monarc Real Estate

A copy of this Buyer's Service Pledge has been received.

Sign: _____

Sign: _____

Name: _____

Sellers: _____

Dated: _____

Address: _____

Phone: _____

