

THE COLDWELL BANKER®
BUYER SERVICES GUARANTEE

Buyer(s) _____
Buyer(s) Address _____
Phone: Home _____ Office _____ Cell _____
Email _____

This Coldwell Banker Buyer Services Guarantee is the commitment that Coldwell Banker Residential Brokerage and your Coldwell Banker Sales Associate _____ will perform the services stated below as part of your representation.

CUSTOMER SERVICE

Property Previews

Based on your own criteria and needs, I will preview targeted properties in a timely and diligent way. I will do this both on the Internet, as well as by personally viewing properties myself in order to help you make a decision in the quickest way possible.

Home Showings

Once I fully understand your homebuyer requirements, I will focus my attention to showing you those homes on the market that are in the right location and at the right price.

Personal and Timely Response

I will return your phone call or email within 24 hours or less and provide you with a weekly update on your search for a property.

FINANCING

Financing Pre-Approval

I will offer to arrange a pre-qualification or pre-approval appointment with Coldwell Banker Home Loans or another reputable lender to identify your range of affordability and to increase your negotiating strength.

Estimate of Closing Costs and Funds Required

I will provide you with a preliminary estimate of closing costs and down-payment requirements to expedite you receiving a prompt good-faith estimate from a lender.

Good-Faith Estimate From Lender

You will benefit from our experience in working with financial institutions to expedite you receiving a prompt good-faith estimate from a lender.

COUNSELING SERVICE

Buyer Counseling Session

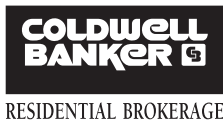
I will conduct a buyer counseling session to discuss your needs and goals and to plan the search for your property.

Buyer Representation

I will discuss in detail the nature of your buyer representation choices as well as other issues and alternatives. I will also present and explain to you the representation election and the special services and benefits it offers.

Home Evaluation

I will discuss the positive and negative features of a property that may affect its value and future resale.



CONTRACT GUIDANCE

Negotiation Strategy

I will prepare a negotiation strategy for the property you have selected, including a written Competitive Market Analysis and advice on the initial price and terms to offer where permitted.

Offer Presentation

If you wish, I will request to present the offer to purchase directly to the seller in the presence of the listing agent.

Coldwell Banker Home Protection Plan

I will explain to you the option of a home protection plan to reduce your risk of repair after purchasing a property.

TRANSACTION ASSISTANCE

Review of Written Seller Disclosure

I will thoroughly review with you the seller's written disclosure statement to enable you to accept or specify the remedy for each fault disclosed. Remedies for any disclosed faults should be addressed during the inspection period.

Property Disclosure

I will review with you all inspection reports and other documents pertaining to the condition of the property and disclose all physical defects of the property that are known to me.

Home Inspection Remedies

I will work with you to request the seller remedy the items you identify after your review of the home and termite inspection reports as your purchase contract specifies.

Walk-Through Inspection

I will accompany you on a thorough walk-through of the property before closing, and I will assist you in dealing with any problems discovered during the walk-through.

Closing the Sale

I will monitor and inform you of the progress of the purchase contract, including the satisfaction of all contingencies and conditions during the entire transaction.

After the Sale

I will contact you immediately after the closing to follow up on remaining details or service needs.

Coldwell Banker Concierge®

I will provide you with access to the many benefits of this unique time-saving service after your home has closed escrow.

INTERNET SERVICES

coldwellbanker.com – Personal Retriever®

If you are interested, I will help you register for our Personal Retriever, a unique online feature of our award-winning web site that provides you with e-mail notifications of new Coldwell Banker listings that meet your specific requirements. I can also register you for e-mail notifications of local MLS listings from all brokers that meet your requirements.

Should Coldwell Banker Residential Brokerage not perform the services as stated above, you are entitled to terminate our representation at any time by written notice to me. However, you agree to provide Coldwell Banker Residential Brokerage with an opportunity to correct the situation within a 24 hour period following the delivery of the termination notice.

Buyer _____ Date _____
Buyer _____ Date _____
Sales Associate _____ Date _____