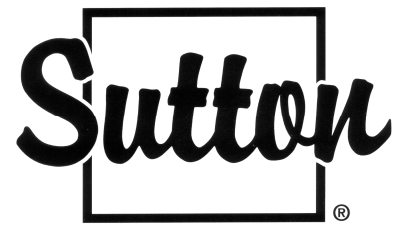


# BUYER SERVICES GUARANTEE



Sutton group -premier  
realty (2008) ltd.  
Brokerage  
AN INDEPENDENTLY OWNED AND OPERATED

Sutton Group Premier Realty (2008) Ltd. and **Mike Hider**,  
**Sales Representative**, are committed to providing you with  
the following services to help acquire the property you  
desire

## 1. Buyers Counselling Session

We will discuss your needs and goals, and then plan the search for your property.

## 2. Buyer Agency Alternatives

We will discuss agency alternatives for you and the sellers.

## 3. Buyer Representative Agreement

We will present and explain the representative agreement and the special services and benefits it offers.

## 4. Understanding the Price of Homes

We will spend a considerable amount of time helping you understand the price of a property. Sales history is important as well as trends. The physical structure and components can add or subtract value. The functionality or utility of room sizes and design are also important. Understanding these things will add to your confidence so that you will know the value in the home you select.

## 5. Financing Pre-qualification

We will offer to arrange a pre-qualification or pre-approval appointment with a reputable lender to identify your affordable price range and increase your negotiating strength.

## 6. Search Criteria

We will establish property search criteria to view properties as they debut on the market or are revised.

## 7. Property Showing

We will show you properties that meet your set criteria. In addition, we will likely show you a few outside of the criteria to help explain value and test the criteria.

## 8. Property Evaluation

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

## 9. Property Disclosure

We will review with you all seller property definition statements, former inspection reports, seller reports and other documents available pertaining to the condition of the property and disclose any issues that are known to us.

## 10. Building Inspection

We will recommend professional, experienced registered Home Inspectors. We will attend any inspection with you (physical, environmental, etc.) to hear first hand any issues regarding the components or environment of the property.

## 11. Estimates of Funds

We will provide you with a preliminary estimate of closing costs and down payment requirements anticipated in the transaction.

## 12. Offer Preparation and Presentation

We will prepare a written offer on the property you wish to purchase, with terms approved by you. We will explain to the seller agent any terms or conditions you have to make sure they are understood. Where possible, we will explain flexibility if it will assist the offer to be accepted,

## 13. Firming up the Offer

We will assist you in finalizing inspection and waiver conditions as well as any contingencies and conditions during the actual transaction. Copies of agreements will be sent to your lawyer, and to any other interested party.

## 15. After Sale Service

We will visit you after closing to give you a housewarming gift and to see that smile on your face!

## 16. Termination

Should your Sales Representative not perform the services stated above you are entitled to terminate the representation agreement.



## MIKE HIDER

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*"Service and  
Knowledge  
gets you  
Results!"*

