

GUARANTEED COMMITMENT OF SERVICE

1. Buyer Counselling

Conduct a buyer session to discuss your Needs, Wants and Goals and plan the search of your future home.

2. Discuss Agency Alternative

Discuss agency relationships available to you and present and explain to you the buyer representation agreement and special services and benefits it offers.

3. Financial Pre-Qualification

Discuss the financial aspect of real estate ownership and get you a pre-approved mortgage with a reputable lender.

4. Search the Market

Search the market within your set parameters including FSBOs, New homes, etc.

5. Show you Homes

Show you Resale, For Sale By Owners, and New Properties.

6. Save you Time & Money

Save you time and money in your home Search and acquisition process, mortgage, selection of professionals and trades.

7. Property Evaluation

Inform you on “resale” factors, and scores of other things that may affect the value of a property.

8. Review the Inspection Reports and SPIS

Review with you the Sellers Property Information Sheet pertaining to the condition of the property.

9. Contingencies in an Offer

Explain all conditions pertaining to your offer.

10. No Surprise Service

We do the utmost to prevent unpleasant surprises and eliminate red tape.

11. Building & Environment Inspections

We will recommend that you obtain professional help in these areas.

12. Out-of-Town Referral

Provide you with an Out-of-Town referral service.

13. Recommend Professionals

Recommend professional assistance in all areas of expertise.

14. Walk-through

We will accompany you on a thorough walk-through of the property (if one is provided for in the sales contract).

15. Closing the Sale

We will monitor and inform you of the progress of the purchase agreement.

16. Moving Handout

Provide you with a detailed moving handout in order to make your move as pleasant as possible.

17. After-Sale Service

We will implement our after-sale program after closing to follow up on remaining details and any service required.

18. 24-hour Availability

You can always reach me via phone at the office, pager service or direct line.

19. Welcome Package

Provide you with a "Welcome to Ottawa" package, list of schools, etc.

20. Prepare & Present Offer

Prepare and present you offer along with the listing agent on your behalf.

21. Code of Ethics

I adhere to a rigorous code of ethics.

Should we not perform these buyer services, you are entitled to terminate the buyer's agency agreement if you have signed one with me. Please keep in mind that a written termination notice is required, stating reasons and presented to the Broker/Owner. Prudential Town Centre Realty retains the right to correct the situation within 24 hours.