



Buyer Partnership Agreement

As your advocate and partner....

We will provide you with the following services:

1. ... arrange a free, no obligation, pre-qualification meeting for you with a lender to determine the most advantageous financing options for you.
2. ... search the Multiple Listing Service for all homes listed by all Real Estate companies to ensure you know of every home or building site for sale within your price range. If you prefer to build a new home, we will represent you and we will arrange appointments for you with reputable builders.
3. ...enroll you in our Burns & Co. Buyer Profile Program, which automatically emails you the moment a new listing becomes available that matches your criteria.
4. ... provide you with a customized buyer's folder.
5. ... arrange private showings for any and all homes you wish to view including "For Sale by Owners".
6. ... represent you with the negotiation and purchase of any homes including those "For Sale by Owner."
7. ... provide and draft all documents necessary in the purchase of your new home.
8. ... discuss strategy in order to obtain the sales price, financing terms, possession date and any other conditions you would like met.
9. ... present the Purchase Agreement on your behalf to the appropriate representative of the seller. We will negotiate in your best interest at all times to get you the best possible price and terms.
10. ... introduce to you: (a)comprehensive home inspectors (b) termite inspectors,(c) surveyors, appraisers, and provide explanations of home service plans, just to name a few.
11. ...Coordinate the closing company, seller and yourself to arrange a mutually agreeable closing date and time, and we will accompany you to the closing as your representative.
12. ... oversee the entire purchase process ensuring a timely and successful closing.
13. ... obtain answers to any and all questions you may have.
14. ... do our very best to ensure you receive exceptional service and respect from everyone involved with your home buying process.

You agree To:

1. Make formal loan application within 5 days. Provide a pre-approval document from the lending institution stating your approved status. This document will strengthen your negotiating position when your Purchase Agreement is presented..
2. Contact me exclusively with any and all questions pertaining to properties for sale including "For Sale by Owners", builders & other agents.
3. Contact me exclusively to arrange appointments to show you properties including "For Sale by Owners", builders & other agents.
4. Inform builders, "For Sale by Owners" and any REALTOR that you are under a partnership agreement with Burns & Co., Inc./REALTORS
5. Execute any Purchase Agreement on any home or new construction through me.
6. Upon successful completion of the sale and in consideration of all services outlined and agreed to above, Burns & Co., Inc./ REALTORS is to be compensated in the amount of 3% (2.5% on new construction) of the sales price. The Multiple Listing Service provides for the payment of this fee by the cooperating listing broker. In some situations, the Seller may pay the fee directly to the Buyer's broker at the closing. In other circumstances, where, the fee offered is less than 3% (2.5% on New Construction) the buyer's broker shall first seek to obtain this fee from the seller or the transaction.
7. If this fee, or a portion of the fee, cannot be obtained through the Seller or the transaction, the Buyer will be responsible for paying such fees, or the unpaid portion of the fee, at closing.
8. If you purchase a home from any other real estate source without the representation of myself and Burns & Co., Inc./ REALTORS you agree to pay Burns & Co., Inc./ REALTORS a fee of 3% (2.5 % on New Construction) of purchase price for the efforts, time, and services expended on your behalf.
9. This agreement is company policy and expires one year from today's date.

_____ Date: _____ Time: _____
Buyer

_____ Date: _____ Time: _____
Buyer

_____ Date: _____ Time: _____
Broker/Manager for Burns & Co., Inc./ REALTORS

_____ Date: _____ Time: _____
Buyer's Agent for Burns & Co., Inc./ REALTORS