

VIP BUYER AGENCY AGREEMENT

OUR EXCLUSIVE SERVICES

- 1** I will assist you in finding a lender to secure financing appropriate to your specific situation (you may use whomever you like).
- 2** I will update you regarding any properties that match your *particular buying criteria* to make sure you are always aware of each and every home that is available (*including access to our exclusive "secret seller" properties*).
- 3** I will arrange a private showing of any property including new construction.
- 4** When you find a property you love, we will discuss a strategy with you regarding price, financing terms, possession date, and anything else you want to know.
- 5** I'll prepare the offer with the terms, provisions, and addendums weighted in your best interest. I will present the offer on your behalf and then negotiate in your best interest to help you secure the property at the best possible price and terms.
- 6** I will recommend affiliates with respect to your purchase: inspector, termite inspector, title insurance, home insurance, etc. (*Subject to your approval*)

Our Guarantees

- BONUS: Our exclusive buyer satisfaction guarantee!** We are so committed to your finding the perfect home that if you're not 100% satisfied with the home you purchase with us representing you we will sell it without charging you any commission for our listing agent services! All that is required in order for you to take advantage of this amazing guarantee is that you notify us within 12 months of the purchase of your home and that you use the Gluch Group to represent you on the purchase of your next home.
- BONUS: Our Cancellation Guarantee!** This contract may be canceled at any time for any reason by either party with three days' written notice.

In return for these services, you agree to:

1. Inform all other agents, For Sale By Owner, and New Home Builders, that I am representing you. You promise to accompany me on the first visit to any New Home Builder.
2. Agent and Buyer agree that EXP Realty will be paid a minimum of 2.5% of the purchase price (the "Broker's Compensation"). Any compensation received from the seller or seller's agent shall be credited against the Broker's Compensation and will be paid at closing. In the event, that the seller is offering less than agreed upon Brokers Compensation, we will have the seller pay the difference at closing. If we cannot get the seller to pay the difference, we will discount our commission to the amount offered by the seller, leaving you to pay \$0. Seems fair right?

This agreement will commence _____ and terminates _____

Printed Name _____ Date _____ Buyer Signature _____

Printed Name _____ Date _____ Buyer Signature _____

Printed Name _____ Date _____ Agent Signature _____