

TRACEY SKLINE

LICENSED ASSOCIATE REAL ESTATE BROKER

What moves you?

RE/MAX REALTY PLUS

Cell: 315.243.6544

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www.TraceyKline.com



HOMES liverpool real estate syracuse cicero **buyers** baldwinsville seller first time homebuyer waterfront CLAY LUXURY **SOLD** friendly existing neighborhoods **NEW** honest build

Buyer Representation

You are paying for representation.

Shouldn't you be represented?

What can you expect from **Me** ?

- ❑ A Listing Agent of a property represents the Seller and the Seller's best interest. A Buyer's Representative works for YOU and puts your best interests FIRST. If you are unrepresented, who is looking out for you?
- ❑ As a Buyer, you are already paying a real estate fee built into the purchase price of your new home. For that fee, you should get expert professional representation.
- ❑ I help you not only find a home, but I also help you *buy* a home at the best possible price and with the most favorable terms for you.
- ❑ My duties as a Buyer Representative are to provide you with obedience, loyalty, disclosure, confidentiality, accounting, and reasonable care and diligence throughout our experience of purchasing a home and beyond.
- ❑ By working with me I will come to understand your needs and what you are looking for. This will save you time and aggravation. You won't be calling on and looking at homes that don't meet your needs.
- ❑ We will develop a relationship of trust.
- ❑ I will notify you of properties within minutes of them being listed in our MLS before they are on internet websites, in newspapers and home magazines, sometimes even before the sign is installed!
- ❑ I will find you foreclosures, bank owned properties, relocation properties and unrepresented seller (for sale by owner) properties. I will actively be marketing YOU just as I do for my listing clients.
- ❑ I will make all appointments and show you any property you have an interest in.
- ❑ I work with you throughout the buying process to help you draw up a valid purchase contract including required NYS Disclosure paperwork. I will help you with inspections, financing and attorneys.
- ❑ I will provide you with market and sales information, tax information and any information I can find to help you make an informed buying decision and I will help you NEGOTIATE the best possible price.
- ❑ I will be doing for you what I would do for myself.

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What do I expect from You?

- ❑ Get pre-approved with a local financial institution.
- ❑ Work exclusively with me during the term of our agency contract.
- ❑ Refer all properties brought to your attention by others including unrepresented seller (for sale by owner) properties and new construction to me. Allow me to represent you just as you would for a property listed in the MLS.
- ❑ Protect my Buyer Representation fee.

How I get paid:

- My fee is built into the contract price.
- Any property you purchase through the multiple listing service has the fee included in the list price. My fee is paid out of the seller's funds, which is ultimately paid by you.
- With an unrepresented seller (for sale by owner) and new construction, my fee would still be built into the contract price.

I truly feel that I can represent you in your quest for a new home with professionalism, responsiveness, integrity, and honesty.

If you have any questions about Buyer Representation, please call me.