



Buyer Loyalty Agreement

We will provide you with the following services:

1. First and foremost, we promise to give it our all. You can count on us to be in constant communication, be available to you and do the right thing.
2. We will guide you in securing the best financing program for your specific needs with the lowest interest rate and least expensive closing costs. We will then have a pre-approval letter generated to give you the competitive advantage in future negotiations.
3. We will provide you with regular updates from our customized interactive buyer profiling system of all of the new listings that match your criteria. This will allow you both an online preview as well as the possibility to drive by and determine which of the properties you want to tour in person.
4. We will arrange a private showing of any home you wish to see, including new construction and For Sale By Owner (FSBO) properties.
5. When you find a home that you want to buy, we will counsel you on the best strategies regarding offering price, financing terms, interest rate, possession date, inspection timelines and more.
6. We will help you prepare your offer with the terms, provisions and addendums weighed in your favor, with your best interests in mind.
7. We will present the offer on your behalf, directly to the Seller when possible, and negotiate in your favor to help you secure the property at the best possible price and terms.
8. We will recommend experienced and competent vendors with respect to your total home purchase: lenders, home inspectors, appraisers, escrow companies, title companies, qualified repairmen and legal advisors if needed.
9. We will be available to answer any questions you may have—at any time.

You agree to:

1. Seek pre-approval from a mortgage lender or provide proof of funds prior to viewing property.
2. Formulate any offer on any home (new or resale) through *Summit Properties NW, LLC*.
3. Have fun and trust us through the process! You will be glad that you partnered with us.
4. Acknowledge that *Summit Properties NW, LLC* is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, home inspector, mold expert, or any other professional service provider. Further acknowledge that you have been advised to seek professional advice concerning the condition of the property and legal and tax matters.

BONUS# 1 - Our **Cancellation Guarantee** allows you to cancel this agreement at any time if we do not live up to our promises.

BONUS# 2 - Our **Targeted House Hunting Service:** If there are no homes available in the community/neighborhood of your interest, we will contact each homeowner via phone and mail to find out if anyone is considering selling in the near or far future...at no cost to you!

For the services above, *Summit Properties NW, LLC* is due a commission of no less than 3.0% of the purchase price of the home you buy. Commissions are paid by the seller and negotiated as part of the purchase agreement. You are giving us permission to ask the seller to pay our commission on your behalf. If there is a commission deficiency and the seller is not willing to make up the difference, ***you will not be responsible for any shortfall.***

Please let us know which properties you would like to see, and be sure to inform other agents, for-sale-by-owners and builders that *Summit Properties NW, LLC* is representing you as your exclusive buyers agent. You will have us formulate any offer on a new or existing home that you purchase. This agreement automatically expires twelve months from today's date unless cancelled by either party in writing.

And remember... You are never under any obligation to purchase any property!

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Agent: _____

Date: _____