



What I will do for you as a Buyers Agent.

- Evaluate your specific needs and wants and locate properties that fit those specifications.
- Assist you in determining the amount you can afford (pre-qualify) and show properties in that price range and locale.
- Assist in viewing properties-accompany you on showings, or preview the properties on your behalf to insure specifications are met.
- Research the selected properties to identify any problems or issues to help you make an informed decision prior to making an offer.
- Create a CMA (comparative market analysis) for the property you are interested in purchasing, revealing what similar homes have sold for in the area.
- Advise you on structuring an appropriate offer to purchase the selected property.
- Present the offer to seller's agent and seller on your behalf.
- Negotiate on **your** behalf to help obtain the property while keeping your best interests in mind.
- After an accepted contract I will schedule or assist in scheduling all qualified professionals. (e.g. home inspector, pest inspector, pool inspector, etc) I make every effort to attend all home inspections.
- I will disclose any and all information I have discovered about the sellers' motivations that may be to your advantage.
- **Most importantly I will fully represent you throughout the real estate transaction.**

Sincerely,

Tim Rath
Selman and Assoc
928-486-6773