



# Buyer Quality Service Guarantee

*This Guarantee is your written commitment from your real estate professional assuring the delivery of all the services described below:*

- **Discuss Buyer, Seller and Dual Agency alternatives and explain to you the benefits of an Exclusive Representation Agreement.**
- **Communicate with you in a timely and efficient manner**
- **Plan a home search based on your needs.**
  - Consult with you to discover your needs, interests and concerns before developing a planned home search.
- **Introduce you to properties and neighborhoods that meet your requirements based upon our plan.**
  - Pre-select properties that match your criteria
  - Save time by pre-scheduling showing appointments.
  - Provide sources of information on questions of interest to you, such as schools, neighborhoods and transportation.
  - Prepare a preliminary estimate of the costs associated with buying a property.
- **Help you obtain the financing you may need for a home purchase.**
  - Provide you with information on becoming pre-qualified or pre-approved for a mortgage.
  - PA Preferred Mortgage Co. will be available for your financial needs.
- **Assist in preparing a purchase offer on the property of your choice.**
  - Review information on sales of comparable homes to help you decide on the price and financing terms that you want to offer.
  - Provide you with advice and information on other terms for you to consider, such as possession date and personal property.
- Recommend that you obtain professional home, termite and other inspections.
- Where appropriate, recommend the purchase be contingent on a professional appraisal.
- Explain the option of home warranty, which can reduce your liability.
- **Represent you in the transaction with the seller.**
  - Present your offer to the seller, through their real estate professional.
  - Negotiate in your best interests, including the handling of counter offers, to reach an agreement that is acceptable to you.
- **Work to protect your interests during the completion of the transaction.**
  - Review with you the seller's written disclosure statement and other documents pertaining to the condition and status of the property.
  - Work with the seller's broker, the lender and others to see that all requirements of the purchase agreement are satisfied and to help keep the transaction on schedule.
  - Accompany you on a comprehensive walk-through of the property before closing (if provided for in the agreement), and assist you in managing any problems discovered during the walk-through.
  - Follow up on any remaining details after the close of the sale, and provide you with information on additional services that you may need.
- **Contact you after the closing to assure the satisfactory completion of all service details.**
- **Offer the opportunity to evaluate service provided through the Quality Service**

QS Guarantee offers you the opportunity to evaluate the services provided through the Quality Service Assurance Survey. If any terms or conditions contained herein are prohibited by local law, said terms and conditions shall be considered severed from this agreement. This agreement must be signed at the time of listing to be valid. As the sole remedy for any breach of promises under the terms of this agreement, seller is entitled to terminate the Exclusive Right to Sell Agreement provided broker is given 24 hours written notice of the reasons for termination and an opportunity to correct the default during the notice period. In the event of said termination, all termination terms as stated in the listing agreement will apply. All parties acknowledge the terms of this exclusive Guarantee of service. Execution by all parties as indicated is binding.

Prepared by	Date	Your Acknowledgement	Date
Buyer Name	Address		
City	State	Zip	

