

# What WE can do for YOU



**to make purchasing your new home as smooth as possible!**

**Here are a few of the many benefits we provide to you as your qualified real estate professionals:**

**The agency relationship means we, your agents, work for you and your best interests.**

- Our relationship and information discussed is confidential between you and us as your REALTORS®.
- We will help you find the “right” home, not just “a” home—at the best price possible. We will spend time with you visiting about your wants and needs and helping you determine which are most to your important immediate needs, and which may be modified in different homes after purchase
- If you do not already have a lender, we will help you find a quality lender that will be an asset in your home buying experience and assist with analyzing loan estimates and which properties may or may not qualify for certain types of financing.
- We will show you homes that fit your wants and needs criteria—and help you see the possibilities in properties that “could” fit with a bit of creativity. This includes analyzing the pros and cons, positives and negatives, in different properties.
- We will watch for new listings, both on MLS and For Sale By Owner. We will save you time and energy by organizing showing routes and scheduling showings of potential properties

**We will help you write a competitive Offer that stands out among others, especially in a competing Offer situation.**

- We will pull and analyze real estate tax and special assessments information
- We will run and analyze recent recent comparable Sales to determine value as well as procuring current tax and special assessments information.
- We will help determine which due diligence contingencies to include, such as property inspection, radon testing, review of insurance information, etc. Along with this, we will assist you in reviewing and understanding the property disclosure documentation

**We are your advocates through all stages of your home purchase, from pre-contract to closing and after!**

- We assist with meeting contract deadlines and coordinating communications with your lender, appraisers, title companies, and more. It is a team effort!
- We will help you negotiate the ups and downs of physical property inspections, radon tests, septic inspections, unrepaired damage from insurance claims, safety and non-safety issues.
- We will make sure your closing is scheduled, handle final walkthroughs and remind you of which utility companies to call for services, and more.

As part of our continued commitment to you, we have contacts available during and after your purchase! We have trusted names for everyone from movers to house cleaners, construction experts from the foundation of your home to the shingles—we have trusted contractors of all types and specialties!

**Better  
Homes**  
and Gardens.  
REAL ESTATE

**ALLIANCE  
GROUP**



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The team with the skills, knowledge, and experience in the real estate and construction industries to service all of your real estate needs.