

Here is our Pledge of Performance, outlining our commitment to you as a buyer. I am dedicated to offering you exceptional service and I will continue to do whatever is necessary to meet your real estate needs.

I will:

- Provide crucial info on all available homes that suit your needs
- Keep you updated & informed on changes in the local market
- Arrange visits to areas, schools & other places of interests
- Give you community information on schools, churches, services, etc.
- Check building restrictions and applicable zoning permits
- Share all known facts about homes we visit
- Research data on home costs, values, utilities, taxes, etc.
- Help you determine strengths and weaknesses of homes we view
- Assist with contracts, forms, escrow & settlement processes
- Talk about mortgage qualification & mortgage processes

I am committed to helping you utilize your time efficiently. I will:

- Locate and provide access to all properties listed in the MLS
- Assist with any unlisted properties
- Ensure you select and view only homes that suit your needs
- Only show you homes that fall within your budget and price point
- Provide the contact info of other professionals, like attorneys, home inspectors and service providers
- Help arrange all property inspections

I want to ensure you find the best value. That's why I will:

- Study property values in your areas of interest
- Perform a market analysis & report to you on potential properties
- Discuss your financing options & alternatives
- Ensure you receive a complete cost estimate for all elements involved
- Provide expert info & guidance on property offers
- Write & present your offers & purchase agreements
- Negotiate for the best value!

Since I am committed to you as a buyer, I will do all of the above, plus:

- Ensure your personal information is confidential at all times
- Stay in touch with you from the day you begin your house hunt until move-in day
- Coordinate the sale & closing, overseeing every step
- Receive a commission only when we successfully close the transaction

Here is what I cannot do for you.

- I cannot make any personal choices for you. I don't look at life through your eyes therefore I cannot:
- Tell you where the "safe" areas are

- Identify the “best” schools
- Choose the community or neighborhood that’s right for you
- Know for certain what Planning/Zoning will actually do
- I cannot tell you any confidential, financial, motivational information about any of our current or former clients.
- I cannot violate State, Federal or Fair Housing Laws
- I cannot promise to get a property at below market value
- I cannot hide material facts or pretend material defects do not exist.
- I cannot collect any rebates or kickbacks for recommendations I make
- I cannot make your decisions for you or accept responsibility for your bad decisions