

Benefits of Buyer Agency

"The typical listing agreement spells out the fiduciary duties an agent must fulfill for the seller, but sometimes the buyer is left unrepresented. We want you to know that you need to be represented by an agent. Consider the following benefits for you as a buyer to be represented." – Jim & Connie

Loyalty

The real estate agent must act in the best interest of **you**. (the buyer)

Obedience

Must follow the lawful instructions from **you** (the principle).

Disclosure of all material facts to You

Examples, but not limited to:

- Relationships between agent and other parties
- Existence of other offers
- Status of earnest money
- Seller's financial condition
- Property's true worth
- Commission split with brokers
- Legal effects of important contract provisions

Confidentiality

Any discussions, facts, or information that should not be revealed to others but does not include responsibility of fairness and honesty in dealings with all parties.

Accounting in dealings

Reporting of where any money placed in the hands of the broker is kept.

Reasonable skill and care

- Arriving at a reasonable purchase price & advising **you** (buyer) of such.
- Affirmatively discovering material facts & disclosing them to **you**. (the buyer)
- Investigating the material facts related to the sale.

As a buyer's agent, we represent you and your interests in the purchase of your new home, not the seller's interests. When you are looking to make the largest financial investment of your life, it's not hard to understand why it is important to be represented exclusively.



Jim & Connie Erickson
Jim (612) 382-6925
Connie (612) 382-3628
jim@jimandconnie.us
connie@jimandconnie.us

www.jimandconnie.us

Showcase of Homes Realty

