



Preferred Buyer Agreement

NEAR, Realtors will provide you with the following services:

1. We will arrange a free, no-obligation pre-qualification meeting for you with a foremost lender to find out exactly how much you qualify to borrow.
2. We'll computer search both the Fort Wayne MLS System as well as the North East Indiana MLS System for all properties listed by all real estate companies to make sure you know about every home or building site for sale in your price range. If you want to build a new home, we'll find the builder who will build you the most house for the best price.
3. We'll arrange a private showing for any and all homes/building lots/acreage you wish to see or arrange meetings for you with the best homebuilders in the area.
4. We will help you with all the negotiations and purchase of any "For Sale By Owner" property.
5. When you find the right home/lot or builder, we'll assist you in preparing an offer that is in your Best interests.
6. We'll discuss strategy about the offer price, financing terms, interest rate and possession date.
7. We'll recommend the best services: structural inspections, termite inspection, survey, appraisal, home warranty, title insurance, etc..
8. We'll provide answers to any and all questions you may have.
9. We'll present the offer on your behalf to the seller, the builder, the "For Sale By Owner" or the seller's agent. We'll negotiate in your best interest at all times to get the best possible deal.
10. We'll help you find the best possible financing.
11. We'll do our very best to ensure you receive exceptional service from everyone involved with your particular loan.

You agree to:

1. Complete our detailed questionnaire that seeks to determine location & amenities.
2. Immediately seek pre-approval from a lender if your pre-qualification meeting goes well.
3. Use a chosen method --- E-mail or voice mail, fax, for example --- to express your interest in any properties we submit for your review.
4. Notify NEAR, Realtors of any listed properties and "For Sale By Owner" properties you wish to inspect or builders you wish to interview, allowing NEAR Realtors a reasonable time (i.e., 24 hours) to set an appointment and be present during the viewing or discussions.
5. Inform builders, "For Sale By Owners" and real estate agents, during open houses and phone conversations "we are working with Ken Steury and NEAR, Realtors"
6. Make any offer on any home, building lot/acreage, or new construction through NEAR, Realtors.
7. You are under no obligation to buy property or build a home.
8. For these services, you owe us nothing. Your fee will be paid by the builder or seller on any property that you purchase or build.
9. If you buy a property from another real estate firm, "For Sale By Owner" or builder without using NEAR, Realtors to write the agreement to purchase, after having signed a buyer representation agreement, then you agree to pay NEAR, Realtors a fee of \$950 for the time, effort and services expended by NEAR, Realtors on your behalf.

10. This agreement expires _____ (Enter a date that you are comfortable with, but for the most effective service we recommend one year from today's date.)

Agent, NEAR Realtors signature _____
Date

Buyer's signature _____
Date

Buyer's signature _____
Date