

Real Estate Services Proposal



Prepared Especially for:

Bob Jones

1099 S Wells St
Meridian ID 83642

Prepared by:

Aaron Edwards

Agent

Silvercreek Realty

1099 S Wells St Ste. 200
Meridian, Id. 83642



Office: 208-921-2195

E-mail: aaronedwardsonline@gmail.com

Date: December 27, 2017



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Bob Jones
1099 S Wells St
Meridian ID 83642

Dear Bob:

Thank you very much for giving me the opportunity to present the enclosed proposal for real estate services. I appreciate the time you spent with me outlining the criteria for your new home.

You will receive competent and professional service when you select me and Silvercreek Realty to assist you in your search for a new home. We have assisted many families in this area in their search for their ideal home. I hope you will select me as your agent in this very important transaction.

This proposal includes information on me and Silvercreek Realty that will confirm my qualifications.

Sincerely,

Aaron Edwards
Agent, REALTOR®



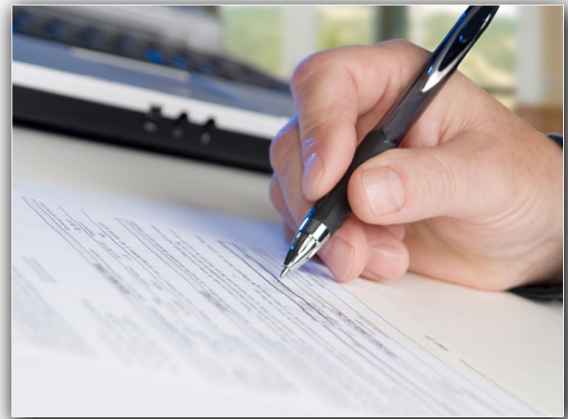
Why use a REALTOR®?



Your REALTOR® can help you determine your buying power. You need to know how much house you can afford before you start the search. Your REALTOR® will provide detailed information on properties that meet your criteria from the Multiple Listing Service and other information resources only available to REALTORS®.

Only real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® are properly called REALTORS®. REALTORS® subscribe to a strict code of ethics and are expected to maintain a higher level of knowledge of the process of buying and selling real estate. They are committed to treat all parties to a transaction honestly. REALTOR® business practices are monitored at local board levels. Arbitration and disciplinary systems are in place to address complaints from the public or other board members.

When you find a property you like your REALTOR® will help you develop an offer including the offering price and other terms. Your REALTOR® will advise you about the importance of a home inspection and other inspections required by law in your area. Your REALTOR® can also assist you in understanding different financing options and assist in identifying qualified lenders.



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Action Plan To Find Your Home

- ❖ Complete the ideal home survey sheet.
- ❖ Complete the financial information questionnaire.
- ❖ Indicate criteria for community selection or specify specific communities.
- ❖ I will complete a mortgage qualification report and review it with you.
- ❖ We will review the ideal home and community criteria and reconcile that with the mortgage qualification if necessary.
- ❖ I will search the MLS and other sources available to me in order to prepare a list of candidate properties.
- ❖ I will set up appointments to see the selected homes.



The remaining plan of action will depend upon our success with the initial list of candidate properties. We will either proceed to the settlement process if we find the right home during our initial search, or continue



to monitor the market in the event that we were unable to find the right home from those currently available for sale.



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Home Finders' Profile

Requirements For Your Home Purchase:

Desired Area(s): _____ New or Existing: _____
Acceptable Style(s): _____ Square Feet: _____
Price Range: _____ Lot Size: _____
Bedrooms: _____ Features Required: _____
Bathrooms: _____ Features Required: _____
Other Requirements: _____

Current Housing Information:

Address: _____ Phone: _____
E-mail address: _____
Approximate Value: _____ Estimated Equity: _____
Down Payment Available: _____ Progress of Sale: _____

Family Information:

Children: _____
Employer: _____ Phone: _____
Address: _____ Commute Time: _____
Employer: _____ Phone: _____
Address: _____ Commute Time: _____

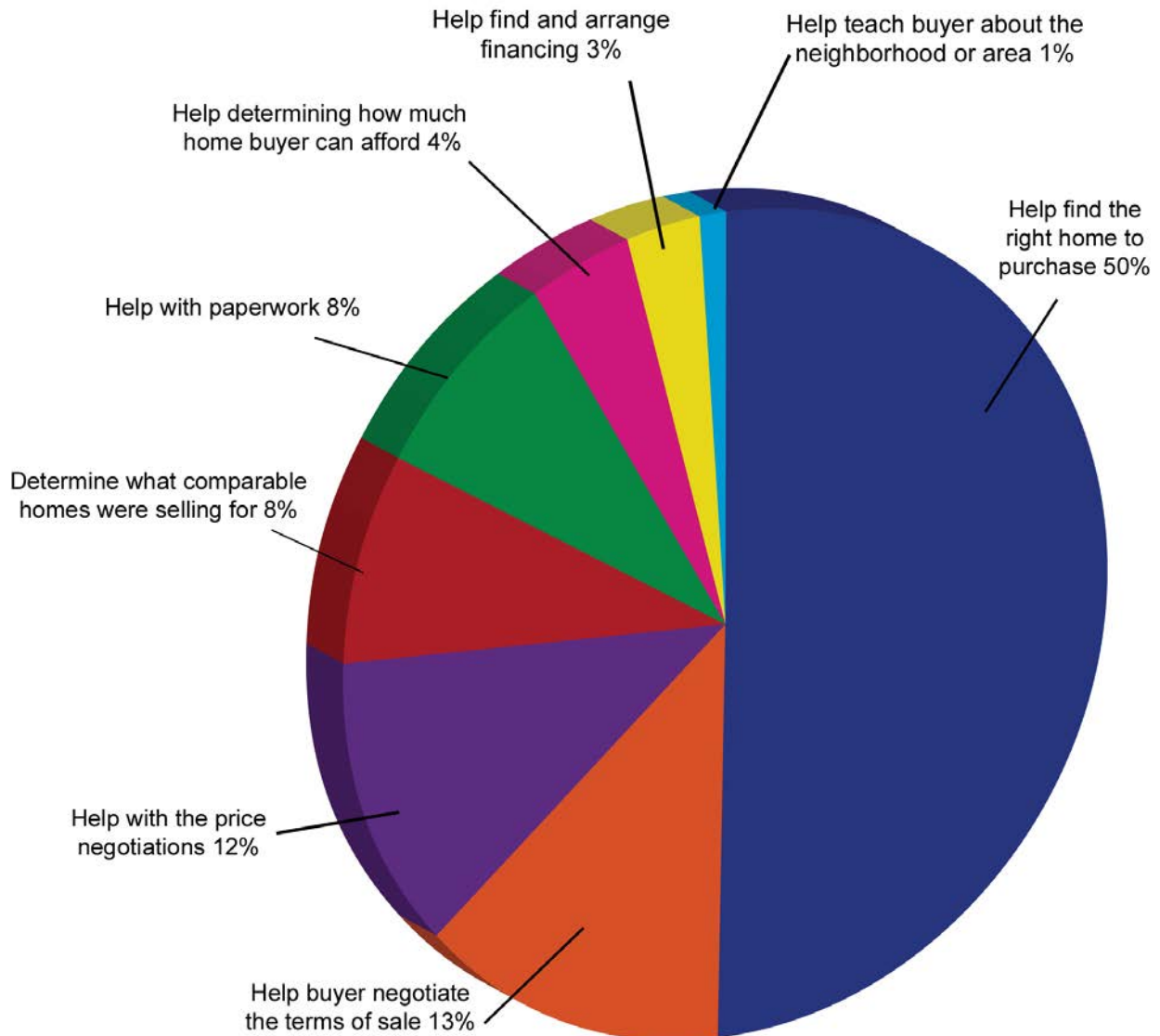


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What Buyers Want Most From Real Estate Professionals

Real estate professionals best serve their clients when they know what home buyers expect from them.



Source: National Association of Realtors®
Profile of Home Buyers and Sellers.



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Why Choose Buyer Representation

Until recently, real estate agents always represented the seller, not the buyer, in real estate transactions. Even that real estate agent who drove you from house to house looking at properties was not working on your behalf. By law, the agent was always required to get the highest price and best terms possible — *for the seller!*

Recent market developments have caused all this to change, as more and more real estate agents and companies are offering to represent the buyer in the real estate transaction. You can now have an agent specifically committed to representing you, from the initial selection of properties, to the contract negotiations, to the settlement table.

More than one million people in the United States are licensed to sell real estate. Of those licenses, very few are Buyer Representatives. Consumer advocacy groups have endorsed such representation, and licensing laws in virtually every state are now being reformed to enable and encourage representation for the buyer.



Whether you're a first time buyer or an experienced buyer, it is good to know that your real estate agent has your best interests in mind as you select a home.



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Put an Experienced Buyer Representative to Work for You

❖ Property Search

Your buyer representative will appraise your particular criteria for a house and neighborhood, then search for properties that fit those specifications. Your buyer representative will set appointments for showings and monitor the market as new listings become available.

❖ Market Data

Market value is determined by many factors, including the availability of similar properties at competitive prices, location, condition, and most of all the price that a knowledgeable buyer is willing to pay. Your buyer representative will provide market data to help you establish an offering price.

❖ Purchase Offer

There may be other considerations besides price that are equally important in structuring a purchase offer. The terms and conditions of the offer, amount of deposit and possession date are likely to be factors when an offer is made. Your buyer representative will help in your preparation of a purchase offer.

❖ Negotiating

When a purchase offer is made, the sellers may be concerned with certain aspects including the ability of the purchasers to fulfill their agreement, the terms and conditions of the offer, the breakdown of closing costs between buyer and seller and even the motivations and lifestyle of the prospective new owners! Your buyer representative will help structure a negotiating strategy that will create the desired result, a new home.

❖ Handling Details

A lot has to happen between signing the purchase offer and moving into a new house. Your buyer representative will attend to the details and keep you in touch with the transaction each step of the way.

Sellers list their homes with real estate agents to ensure professional representation throughout the home selling process. As a buyer, you deserve the same kind of service!



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In Conclusion

**When you choose Aaron Edwards
you will receive:**

- ❖ Excellent service and support.
- ❖ A market analysis of your new home.
- ❖ A winning search plan.
- ❖ Every effort to find your perfect home.
- ❖ The resources of Silvercreek Realty.

***Start the Search Now
with Aaron Edwards!***



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