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*We have one commitment when working with you and that is to exceed your expectations while getting you the best possible price, terms and conditions when you buy a home. To do this, we've created our Buyers Advantage Program to ensure that you get the most house for the least amount of money. By enrolling in the Buyers Advantage Program, you will receive the three advantages listed below, a variety of proprietary consumer programs and services, and instant enrollment into our Home Services Program.*

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## Program Advantages

- 1. Sell Your home with Smart Moves for FREE:** When you work with us, we will sell the home and utilize our Smart Moves program for free. This is how it works. During the first 24 months after your closing, if you are dissatisfied with your new home purchase for any reason at all, you simply let us know and you get this incredible home selling program, Smart Moves at no extra charge from us. We will list your home until it sells at your price for up to 12 months after the initial listing date with us and place it in the Smart Moves program. The normal "Non" Smart Move Commission will apply, but the program itself is completely free!
- 2. Strategic Negotiation Experience:** Our team sells over 300 homes per year. We use our 90 years of combined real estate experience to work to get you the best price, terms, and conditions on your home purchase. In most cases, we can even get the seller to pay some of your closing costs when you buy your home.
- 3. FREE Home Warranty:** We understand the importance of having the protection of a Home Warranty when you buy a home. When you purchase a home through us, if we are unable to get the seller to provide you with a Home Warranty, then we pick up the cost of providing you one unless one is being offered prior to our offer. \* Excludes Multifamily, new construction, commercial properties, and properties that already have a warranty
- 4. Up to 60 days No Mortgage Payment:** When you purchase your new home, your lender will require that you make payments after the first 30 days you are in your home. Through superior negotiation, and barring any unforeseen circumstances (such as a delay in closing), we will negotiate your first few weeks, up to 60 days after you own your home to have no mortgage payments due.

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## Amazing Programs and Services [Pre Purchase]

- 1. Home Hunter Service (Home Finder Pro):** Our Home Hunter Service gives you a backstage pass to the MLS, as if you were an agent. You will have the ability to see all the homes for sale based on your own search criteria and more importantly, get to act on them before most agents even show them to other buyers. This service puts you in position to act quickly on some of the best deals in the market.
- 2. Distressed Sellers Program:** Get access to motivated sellers who are looking to sell their homes because they are in foreclosure, an absentee owner, have had their home on the market for more than 6 months or are currently carrying two homes. These homes represent great bargains and we get you access to them.
- 3. Customized Loan Programs:** Our in-house mortgage affiliate has the experience to get you a loan program that meets your financial needs best based upon the house you want to buy. They are skilled in creative financing to limit the amount of money you need to come to closing, getting you the best rates and even getting you into your home without having to make a payment for the first 60 days that you live there.
- 4. Free Area Market Reports:** Knowledge is power. We believe in this new age of the internet, those that get ahead are those with the correct data; Data on the home & data on the market. This is an exclusive service provided in writing up front, so that you are always in the know. Result...better negotiations, and the knowledge of knowing when to walk away.
- 5. FSBO Negotiations:** Few agents would dare to encourage you to act on **For Sale by Owners**, let alone attempt to negotiate with them. We will gladly represent you on any property that may interest you. All we ask is that you let us initiate any viewings and negotiations. This allows us to negotiate our fee right into the sale, that way, you don't have to.
- 6. Home Services:** When you enroll in the Buyers Advantage Program, you become a client of ours for life. We want you to be as happy about your home years from now as you were on the day you moved in. To accomplish that, we have established the Home Services program, which gives you access to discounted rates from the vendors we work with, access to our office fax and meeting rooms and a variety of other services to make your life better and easier.
- 7. Real Estate Investor Education Program:** Did you know that according to most scholars, historically over 80% of millionaires today made their millions in Real Estate. How did they do it? Where does one start the education process? As a team, we've helped hundreds of actual real estate investors get their start. From purchasing rentals, to flipping property, we've been there, done that. With our team, we will help you get there. It's not a get rich quick method, but we will get you into your first investment and educate you along the process, completely free!
- 8. Cancellation Guarantee:** A Cancellation Guarantee backs all of these services. If you are not completely satisfied with the job we're doing for you, you can cancel your agreement with no additional charges from us. All we ask is that you ask to do so in writing, and allow us 72 hours to rectify any problems before actual cancellation.

