

*Your Home ♦ Your Life ♦ Your Family*

**At Coldwell Banker Heart of America Realtors'® our only business is delivering quality service.**

*Providing real estate services to our community since 1963.*

**Visit [cbhoa.com](http://cbhoa.com) for all of your real estate needs.**

**(In 2007, Over 50 million hits, 4.5 million page views, 190,000 visits.)**

**Coldwell Banker Heart of America Realtors<sup>®</sup>  
should help you purchase your next home.**

**We have the knowledge and experience to help you  
make an informed decision on your home purchase.**

**Our Agents have been involved in over 56% more sales  
than our nearest competitor.**



**When buying a home, it is important for you to understand the ways a real estate professional can represent you.**

**Buyer's Agent can represent only the buyer.**

**Disclosed Dual Agent can represent both the buyer and the seller.**

**Now let's look at the services our buyers can expect to receive.**

**A real estate purchase is complex, but we will be there to help you through the process.**

**We will conduct a counseling session to discuss your needs, goals and the purchase process.**

***The latest technology will be used to identify properties that meet your specifications.***

**We will arrange showings of all properties that meet your requirements.**

# **We will review property disclosure reports.**

**All physical defects of a property known to us will be disclosed to you.**

**We will discuss the known positive and negative features of selected properties along with their possible impact on re-sale.**

**Your specific directions will be followed as long as they are not in conflict with applicable statutes, ordinances, or rules.**

**Confidential information received from you will be safeguarded and protected.**

**Money received from you will be accounted for in a timely manner.**

**The benefit of a home warranty plan will be fully explained to you.**

**A competitive market analysis can be provided to you prior to the writing of your Purchase Agreement.**

**A Purchase Agreement containing your terms and specifications will be prepared.**

**We will develop a strategy that enables our agent to negotiate on your behalf.**

**We will arrange for general or specific home inspections as detailed in the Purchase Agreement.**

**Items needing remediation may be negotiated with the seller on your behalf.**

**Prior to the closing we will make a final walk through of the home.**



**You will be given access to our web site and registered for our free concierge service.**

**If you decide to build a new home, we will help you identify and work with developers and builders.**

**You may benefit from our unique programs including mortgage, title, and insurance services offered at competitive rates.**

**Financing pre-approval will identify your range of affordability and increase your negotiating strength.**

**After your purchase we will work with you to take care of any remaining details.**



**Additionally, we want you to tell us what we can do to make our service even better.**

# Give Us a Call!



## We are ready to go to work for you today!