

## Why You Need a Buyer's Agent

**As your Buyer's Agent I will represent you. I am your advocate! The seller is represented by the listing agent.**

**As your Buyer's Agent I will help you narrow down the houses that best fit you needs and wants. I will setup a continuous Gateway email from First Multiple Listing Service (FMLS) and (GAMLS) Multiple Listing Service for the purchasing period. It will email you houses in your price range and ones that meet your criteria.**

**As your Buyer's Agent I will explain the difference between Sales Price and List Price.**

**As your Buyer's Agent I will look out for your best interests. If there are things that seem to be a challenge in a house that we are looking at I will let you know immediately.**

**As your Buyer's Agent I will help you understand the Purchase and Sale Agreement.**

**As your Buyer's Agent I will write a great Purchase and Sale Agreement for you. I will come armed with all kinds of information on the house and its neighborhood.**

**As your Buyer's Agent I will assist you in getting pre-approved with a lender.**

**As your Buyer's Agent I will assist you in locating a Home Inspector. One who I have used many times before and trust. He is not afraid to tell us if there are challenges with the home you are interested in buying.**

**As your Buyer's Agent I will explain a home survey, termite letter, termite bond, and title insurance.**

**As your Buyer's Agent I will setup the closing and make sure that all the documents are in place.**

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