

The DominicGodfrey.com Realtor Team

VIP Buyer Loyalty Agreement

Our Realtor Team will provide you with the following important benefits:

1. We will assist you in securing the best financing program for your specific situation with the lowest interest rate and least expensive closing costs.
2. We will automatically email you daily any properties that match *your particular buying criteria*. This will allow you to drive by at your convenience and determine which properties you want to view.
3. We will arrange a private showing of any property you want to see including new construction, and For Sale By Owner property subject to their consent. (*Our agent must always accompany you on your first visit to new construction*).
4. When you find a property you like, we will use our *Specialized Knowledge* and discuss strategy with you regarding offer price, financing terms, possession date, and anything else you want to know.
5. We'll help you prepare the offer with the terms, provisions, and addendums weighted in your best interest.
6. We will present the offer on your behalf, and then negotiate in your best interest to help you secure the property at the best possible price and terms.
7. We will attempt to negotiate that the seller pays for a one-year Warranty on your behalf. (*Up to \$500 value*).
8. We will recommend extremely competent affiliates with respect to your purchase: appraisal, inspector, termite inspector, title insurance, etc. subject to your approval.
9. *We will pay for a termite inspection, roof inspection, and property inspection for the home you purchase by reimbursing you after close of escrow (Buyer must pay for inspections at time of service)*
10. We will always be available for you, throughout the entire purchase process, to answer any questions you might have.

In return for these services, you agree to:

1. Seek Pre-Approval from a lender prior to viewing property.
2. Notify us of any listed properties you wish to view and inform all other agents, For Sale By Owners, or New Homebuilders that The DominicGodfrey.com Realtor Team at Coldwell Banker is representing you.
3. Formulate any offer on any property (new or resale) through us.
4. *You are not under any obligation at any time to buy or build a property.*
5. *Our fee being paid to us by the seller at closing. There is no cost to you.*
6. This agreement is valid for one year from today's date.
7. Acknowledge that the Broker is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, home inspector, or any other professional service provider. Buyer has been advised to seek professional advice concerning the condition of the property, and legal & tax matters.

Buyer	Date	Buyer	Date
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Agreed and accepted by:

Agent Signature	Agent Name (Printed)	Date
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Coldwell Banker, 950 Tennant Station, Morgan Hill, CA 95037
Office: 408-888-0070 Fax: 408-778-2899 Email: dominic@dominicgodfrey.com
Website: www.DominicGodfrey.com

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VIP Buyer Cancellation Guarantee

If you're not completely satisfied with our service as promised, you can cancel your agreement with us. I'm so confident that our real estate system will work for you, that I guarantee you the right to cancel our buyers agreement at any time prior to submitting an offer to purchase a home, with no penalties or obligations, if you feel my service doesn't live up to my promise.

Cancellation Guarantee

Entering into a buyer's agreement with a real estate agent can be a risky business. Every sales representative will promise the world when it comes to finding you a home, but how many of them can back that up with solid performance? According to a recent survey, more than 80% of homebuyers were dissatisfied with the performance of their agent, even if that agent sold them a property. However, most buyer agreements lock you into long-term commitments and lengthy broker protection periods with heavy cancellation fees. In other words, it's an agreement your agent can get out of, but you can't.

I'm offering you a way to work with us that is totally risk-free.

For you, success in real estate is the ability to locate houses faster and for less money than the competition. I'm confident that I can do this for you because our team has already helped so many buyers just like you.

My pledge is to provide you with the highest level of service in the real estate industry, and my commitment to this pledge is 100%.

Your right is to evaluate whether I live up to this standard, and to cancel your agreement with me at any point prior to submitting an offer to purchase, with no penalties or obligations, if I fail to deliver the service I promised.

Buyer

Date

Buyer

Date

Agreed and accepted by:

Agent Signature

Agent Name (Printed)

Date

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