

VIP Buyer Agreement

Provincial Law prohibits realtor from representing buyer as a client without first entering into a written agreement

As a VIP Buyer, We will provide you with the following services:

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 and have a pre-qualification approval certificate generated to give you the best competitive advantage in purchase negotiations.
2. We will invest in specific voice, text, postcard, and other proprietary broadcast target marketing systems to attract homeowners in your specific search area/s that want to sell their home quickly.
3. We will provide you with regular updates leveraging our Home Hunter Service of all the homes that match your home buying criteria. This will allow you to drive by and determine which houses you want to see.
4. We will extensively research and locate houses, contact you and then arrange a private showing of any property you want to see including rare offerings such as Distress Sales, Bank Foreclosures, Company Owned Properties, Divorce Sales, Auction Sales, Estate Sales, For Sale By Owners, Expired Listings, Standing Builder Inventory, Pre-construction Allocations, Assignment Sales, MLS Listings Before they go on the Open Market, access to highly motivated sellers who have recently reduced their asking price by \$50,000 or more, and other opportunities that are not available for sale to the general public and cannot be found online. This is a unique service and of course you are never obligated to buy a home.
5. When you find a property you like, we will discuss the best strategy with you regarding offer price, financing terms, interest rate, cost to close, possession date, inspection details, termite, pest and other environmental reports, and anything else pertinent to the home you are wanting to buy.
6. We will prepare the offer with terms, provisions, special stipulations, amendments, exhibits and addendums weighted in your best interest.
7. We will present the offer on your behalf and negotiate in your favour to help you secure the property at the lowest possible price.
8. We will recommend extremely competent affiliates with respect to your total home purchase including: legal expertise, home inspection, appraisal, warranties, home owner hazard and title insurance.
9. We will be available for you to answer any questions you might have.
10. **BONUS #1: You receive a one-year Home Warranty Policy. We will negotiate the warranty on your behalf at no cost to you. This includes our on time close insurance coverage.**
11. **BONUS #2: We guarantee that we will secure the lowest mortgage rate or we make your 1st mortgage payment.**
12. **BONUS #3: We guarantee you will save at least \$50,000 on your next home purchase or we provide you with a \$500 certificate at the closing of the sale to put toward your closing costs or send that money to a charity of your choice in your honour.**
13. **BONUS #4: You receive our written Buyer Satisfaction Guarantee whereby we agree in writing to sell your home for free, if you decide to sell the home within 18 months of your purchase.**
14. **BONUS #5: You receive a Cancellation Guarantee and can cancel this agreement at anytime at no cost or further obligation to you.**

Our fee of 3% of the purchase price will be paid to our Brokerage by the Seller of the property you purchase at the close of the sale. This agreement automatically expires eleven months from today's date unless extended or cancelled earlier by either party in writing.

PLEASE REMEMBER, YOU ARE NEVER UNDER ANY OBLIGATION TO PURCHASE ANY PROPERTY!

Mario Daniel Sconza & Partners ©

Buyers Endorsement

Date

Buyers Endorsement

Date and Time of First Viewing Appointment=_____

Date of Lender Document Submission=_____

