

Quality Service Guarantee

Quality Service Certified for the Home Seller

This Quality Service Guarantee is your written commitment from *Evelyn Bruder* assuring the delivery of all the services described below.

With 10 days notice, you may cancel your listing agreement at any time prior to accepting an offer to purchase your home, if I have not done all of the things listed below.

I Will:

1. Present agency representation alternatives available to you.
2. Deliver a Master Market Analysis to assist you in developing reality based pricing and a strategy that meets assessment of your needs
3. Present a detailed, written marketing plan including specific strategies, programs and buyer targets.
4. Recommend property merchandising and enhancements to maximize marketability, including modification of marketing plan and pricing
5. Provide a written estimate of seller expenses and estimated net proceeds.
6. Review your property disclosure statement and deliver it to each prospective buyer.
7. Commit to regular communication including prospect and market feedback.
8. Promote your property through advertising, direct marketing, industry networking and the Internet.
9. Provide counsel and negotiating assistance on all offers to purchase.
10. Provide you with financial information about buyer and make every effort have potential buyer pre-qualified or pre-approved by a lender.
11. Monitor and report on the status of all contract contingencies.
12. Contact you and follow-up after closing to assure the satisfactory completion of all service details.
13. Being accountable to you by seeking your feedback via a confidential survey done by an independent quality assurance firm.

Evelyn Bruder

Quality Service Guarantee

Quality Service Certified for the Home Buyer

This Quality Service Guarantee is your written commitment from *Evelyn Bruder* assuring the delivery of all the services described below.

With 10 days notice, you may cancel your listing agreement at any time prior to an accepted offer to purchase a home, if I have not done all of the things listed below.

I Will:

1. Present Buyer Agency Representation & Alternatives
2. Review The Home Buying Process –Readiness, Financing, Home Hunting, Choice, Offer, Negotiation, Closing
2. Do a complete Buyer Wants & Needs Analysis
3. Determine Purchasing Power, financing options, pre-qualification and pre-approval process
4. Establish Regular Communication process for submission of listings for review, and schedule for viewings
4. Selection of all potential properties that meet your specific criteria. Viewing, and Evaluating Each Selection
5. Re-adjust Criteria and View New Selections
6. Review and Select Potential Properties for purchase.
7. Price Counseling— Objective CMA to determine value and price offer.
8. Prepare Offer– Create a package of price, terms and conditions.
9. Presentation and Negotiation of Offer with Seller and Seller's Agent
10. Present any Counter Offer. Adjust Counter Offer to meet Buyer's needs and Seller's and Property's strengths and weaknesses. Continue until Final Agreement.
11. Transaction Management. Monitor and report on the status of all contract terms, conditions, & contingencies.
12. Coordinate Settlement Statement, Title Services, and attend final Closing to assure no problems.
13. Post Closing Services to aid with any services required to facilitate move-out of Seller and Move-in of Buyer.

Evelyn Bruder