



BUYER SERVICE PLEDGE® CERTIFICATE

(EXCLUSIVE BUYER REPRESENTATION VERSION*)

As an independently owned and operated CENTURY 21® office, we are dedicated to providing you with service that is professional, courteous and responsive in helping you find a property. To fulfill this commitment, we agree to provide you with the following services:

1. Consult with you to determine your particular real estate wants and needs. This includes providing information as to the advantages and disadvantages of the choices available to you, in order to help you make informed decisions.
2. Maintain your confidentiality and represent your best interests throughout your buying process.
3. Help you define your financial ability to purchase, explain alternative methods of purchasing and financing, and assist in arranging mortgage financing.
4. Provide an action plan for locating the right property, at the right price and terms, in an acceptable time frame.
5. Search using available methods to locate the property that will best meet your needs and wants. This may include properties listed with our office, offered through other real estate companies, as well as unlisted properties.
6. Show properties that meet your specifications, in accordance with Fair Housing Regulations and ethical real estate practices.
7. Disclose material facts known about the property, and other relevant information that is likely to affect your ability to obtain the right price and terms.
8. Assist you in evaluating the market value of properties that are of interest to you, and suggest negotiating strategies to help you obtain the most advantageous price and terms.
9. As your advocate, advise and assist you in completing your purchase agreement, and present your offer in a light most favorable to you.
10. Refer you to other professionals (attorneys, accountants, inspectors, mortgage lenders, etc.) for information or assistance as appropriate.
11. Upon acceptance of an offer between you and the seller, monitor all pre-settlement (escrow) activities throughout the closing process as permitted by law or local practice.
12. Consult and communicate with you on a regular basis throughout your entire real estate purchase process.
13. Recommend home warranty to protect you.
14. _____

We appreciate your allowing us to help you find the right property for your needs. If at any time you have a question, concern, comment or suggestion, please contact:

_____ Phone _____

This Buyer Service Pledge Certificate applies to an exclusive buyer representation (agency) agreement of not less than ___ days. If any terms or conditions contained herein are prohibited by local law, they shall be considered severed from this pledge and of no force or effect. In the event of any breach under the terms of this Buyer Service Pledge Certificate, the buyer (as a sole and exclusive remedy) may terminate the exclusive buyer representation agreement, provided that our Century 21 office is given ten days (10) written notice of the reason for termination and an opportunity to cure the default during the notice period.

CENTURY 21 _____
By (Associate) _____
By (Broker) _____
Date _____

A Copy of this BUYER SERVICE PLEDGE® Certificate has been received.
By Buyer(s) _____
Current Address _____
Current Phone _____
E-Mail _____

***For use in conjunction with written Exclusive Buyer Representation Agreement ONLY.**

