


58 Ways I Serve You As A Buyer Agent

REALTOR KEVIN SMALLBECK
REMAX EQUITY GROUP



 www.kevin-smallbeck.com

 [@realtorkevin_pdx](https://www.instagram.com/realtorkevin_pdx)

 503-351-4989



REALTOR KEVIN

1.

Call or text to set up first meeting - either meeting for coffee or at a property of interest.

2.

Conduct a thorough buyer consultation to understand your needs and wants, and discuss how those fit into your budget.

3.

Offer insight into the current housing market conditions.

4.

Educate you about the home buying process.

5.

Explain different financing options.

6.

Help to understand different property types - such as condos, townhouses, etc.

7.

Set up a custom automated home search based on your criteria.

8.

Provide access to off-market listings when possible.

9.

Cross-check MLS listings daily.

10.

Advise on how to handle bidding wars.

11.

Organize and schedule property viewings.

12.

Provide a list of reputable loan officers for pre-qualification, or reach out to a lender of your choice to introduce myself.

13.

Assist with mortgage pre-approval.

14.

Provide clarification on any questions regarding the offer documents.

15. Advise you on offer strategies.

16. Draft offers and review all paperwork.

17. Provide market analysis for home of interest.

18. Provide community information, like schools, parks, and amenities.

19. Negotiate offers to secure the best deal and terms.

20. Update you regularly on offer status.

21. Offer insight into potential zoning issues.

22. Help evaluate property investment values.

23. Discuss resale implications of the homes they are considering.

24. Address any concerns about the property's history.

25. Communicate once we are sale pending and what next steps are.

26. Coordinate with title companies to open escrow.

27. Monitor the escrow process and ensure compliance from all parties.

28. Have our Transaction Coordinator, Thereasa David, send all sales documents to your lender.

29. Give you instructions for earnest money delivery.

30. Organize home inspections and attend them.

31. Review the preliminary title report with you.

32. Provide the purchase timelines and follow up on all contractual timelines.

33. Regularly check in with title companies and lenders.

34. Offer referrals for home insurance providers.

35. Recommend quality local contractors for potential home improvements.

36. Review and explain closing costs and fees.

37. Help understand homeowners association (HOA) details, if applicable.

38. Assist in utility transfers with a list of local providers.

39. Explain the benefits and drawbacks of different types of ownership.

40. Ensure you are aware of all disclosure statements.

41. Guide you on the importance of title insurance.

42. Help interpret home inspection reports.

43. Aid in negotiating any necessary repairs.

44. Discuss home warranty options.

45. Provide guidance on legal and tax implications, as appropriate.

46. Offer resources for moving and relocation services.

47. Clarify the importance of a final verification of property condition.

48. Represent your interests during the appraisal process.

49. Counsel on future marketability of properties.

50. Aid in deciphering loan estimates and terms.

51. Facilitate communication between all parties involved in the transaction.

52. Handle any potential conflicts or issues that arise during the purchase.

53. Connect them with interior designers/stagers for future remodeling.

54. Monitor the escrow process and ensure compliance from all parties.

55. Offer resources for understanding local property taxes.

56. Provide post-closing information and homeowner resources.

57.

Provide post-closing information and homeowner resources.

58.

Promote a long-term relationship for any future real estate needs by offering annual and monthly Client Appreciation Events.

Remember, my role as a buyer's agent is to be your advocate, guide, and expert consultant throughout the home-buying journey, ensuring every step is taken with your best interest in mind.

**THANK YOU FOR CHOOSING
REALTOR KEVIN SMALLBECK
WITH REMAX EQUITY GROUP!**

RE/MAX[®]



REALTOR KEVIN