**Cincinnati Real Estate Today**
The Cincinnati Real Estate Insider

# Buyer Loyalty Agreement

I hereby agree that _____, a licensed agent on the Cincinnati Real Estate Today team will represent me in the purchase of any real estate.

## Agent Obligations

- Do our very best to ensure exceptional service to our Client.
- Act as fiduciary representatives of the Client, keeping all personal information confidential.
- Respond to all inquiries in a timely fashion.
- Suggest financing options and refer Client to competent lenders.
- Search all markets for Clients needs.
- Maintain focus on Client financial goals.
- Schedule and manage showings of properties.
- Assess market value of homes, research comparable sales.
- Strategize, prepare and negotiate all offers and contract documents providing the maximum investment value for the Client.
- Advise Client and negotiate any inspection issues and remedies.
- Coordinate closing details and ensure compliance with offer details.
- Attend the Closing.

## Client Obligations

- Advise Realtor of home desires and needs.
- Obtain lender pre-approval at the beginning of the real estate process.
- Offer feedback on properties and showings.
- Communicate issues, questions and concerns to Realtor in a timely fashion.
- Inform builders, for sale by owners, and other Real Estate Agents at open houses that you are working represented by a Realtor.
- Allow your Realtor to contact builders and for sale by owners on your behalf.
- Choose your home inspector.
- Provide any needed documents or information to your Realtor in a timely manner.

**Commission Clarification:** The Sellers of Listed MLS properties, builders, and most for sale by owners agree to pay the commission for a Buyers Agent from their proceeds. In the rare event that a builder or for sale by owner does not agree to pay the commission to the Buyers Agent, we will negotiate a minimum 3% commission into the final purchase price, which will be paid by the Buyer and can be included in the financing of the property. The agreement expires 12 months from today's signed date.

**Signatures:**

_____          _____
Name                                                            Date


_____          _____
Name                                                            Date