

GPlus-Realty VIP Buyer Agreement

When you become a VIP Buyer, there are a number of very important benefits that we will provide you.

1. We will help you get pre-approved for your home loan by setting up a meeting for you with a reputable lender.
2. We will automatically mail you regular updates of homes that match your homebuying criteria.
With this information, you can pick the homes you like and drive by them to decide if you want us to arrange a private showing so you can see the inside.
3. We will use our Specialized Knowledge to ensure you get the best home for the best possible price.
*We'll discuss strategy with you regarding offer price, financing terms, possession date etc.
We'll help your prepare the offer, present it on your behalf, and then negotiate in your best interest.*
4. We will continue to serve your needs even after you have purchased a home by showing you where to find the best services such as legal expertise, home inspection, survey etc.

In Return for these services, you will agree:

1. to make your househunting process easy by obtaining written pre-approval
2. to allow us to represent you whenever you see a home (new or resale) that you want to view.
This means that you will let us know when you're going to view any home, and advise all other agents, builders and For Sale by Owners that we are your agent. If you want to make an offer, you will do this through us.
3. give us 6 months, from the commencement of this process, to represent you as your agent.
Because the vendor or builder pays our fee, you don't pay us anything for all the services we have outlined above, and you're under no obligation to buy or build a home. If you use another real estate company to purchase a home without using us, you agree to pay us a fee of 300 as compensation for the service, time and effort that we spent trying to find you a home.

Broker's Signature

Date

Buyer's Signature

Date

Buyer's Signature

Date