

Guaranteed Home Finder Agreement

The Greg Luther Team will provide you with the following services:

1. Invest our own money, marketing and resources in target marketing to attract homeowners in your area that want to sell their home quickly.
2. Prescreen all properties to ensure they are the type of home you are looking for, are actively available for purchase and are priced well according to current market prices.
3. We'll assist you in finding the best financing program for your needs by shopping rates, points, etc.
4. We will provide you with regular updates from our Home Finder Service so that you'll be the first to know about listed, unlisted and secret properties that may not be available to the general public.
5. We will arrange a private showing on any listed, unlisted, for sale by owner, new construction or "off market" property that you'd be interested in seeing.
6. When you find the property you like, we'll assist you with extensive market research to ensure we are structuring the right type of offer on the right property. We will prepare the offer and terms in your best interest.
7. We will present the offer on your behalf and negotiate to the best of our professionally trained ability for the best price and terms.
8. We will recommend highly competent professionals to protect your best interest. This may include legal expertise, home inspection, lenders, appraisal, warranties, etc.
9. We will be available to answer any questions you may have. You are never under an obligation to buy a home.

You agree to:

1. Give us a complete and detailed description of the type, style, price and area of home that best fits your needs so that we can begin our extensive marketing campaign.
2. Get yourself to RWA status as an approved buyer so that you can negotiate a strong offer if you find the perfect home for yourself.
3. Notify us of any property you want to see and notify others that you are working with us as your exclusive buyer's agent.
4. This agreement automatically expires 60 days from today's date unless extended by both parties.
5. Our fee is paid by the seller from the proceeds of sale.

AND REMEMBER, YOU ARE NOT UNDER ANY OBLIGATION TO BUY A PROPERTY!

Buyer Signature

Date

Buyer Signature

Date

Agent for Brokerage Date