



Penny Naldrett

Inspired by Island Life



Your Bowen Island Real Estate Guru*

needs: /nid/ 1 require (something) because it is essential or very important rather than just desirable.

As your Exclusive Buyer representative I will walk you through a personalized needs assessment to identify and prioritize your needs and wants based on your budget. I will use this information to find your the best available properties to meet your needs.

property: noun (pl. properties) 2 a building and the land belonging to it. (properties) shares or investments in property.

As your Exclusive Buyer representative I will seek out properties on the MLS, not yet listed, FSBO, and expireds that might meet your needs. I will provide you with customized searches. I will preview properties that may meet your needs and I will provide you with the first opportunity to view the properties that you wish to see.

guide: noun 1 a person who advises or shows the way to others.

As your Exclusive Buyer representative I will provide you with background information on all of the properties that we see. I will assist you in qualifying the properties with a personalized check list. I will take you on a tour of Bowen Island and educate you on intricacies of Island life. I will provide you the information you need to make informed decisions.

negotiate: -verb (used with object) 2. to arrange for or bring about by discussion and settlement of terms:

As your Exclusive Buyer representative I will educate you on the market and provide you with price counseling. Share all information about the seller and property that may strengthen your position. I will communicate your position clearly and in your best interest.



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inspiring others to live the island life

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www.bowenproperties.com

PLEDGE OF PERFORMANCE

Because I am committed to preparing you to be an educated buyer, I will:

- ...give you the most vital information on available homes
- ...keep you aware of changes in the real estate market
- ...arrange a tour of areas, schools, and key points of interest,
- ...provide neighbourhood information on municipal services, schools, churches, etc.
- ...check applicable zoning and building restrictions
- ...disclose all know facts about properties I show you
- ...collect pertinent data on values, taxes, utility costs, etc.
- ...point out strengths and weaknesses of all the properties you choose to view
- ...explain forms, contracts, conveyancing procedures
- ...discuss loan qualification and processing

Because I am committed to helping you save time, I will:

- ...provide ready access to all MLS system listed properties
- ...assist you as needed on all unlisted properties
- ...walk you through an detail needs assessment program that prioritize your personal/family objectives
- ...help you select for viewing only those homes that fit your needs
- ...show you homes only in the price range most suited to your finances
- ...provide you a list of qualified lawyers, home inspectors and other service providers
- ...arrange for necessary property inspections

Because I am committed to finding you the best value, I will:

- ...prepare studies of property values in chosen areas
- ...perform a market analysis on choice properties
- ...discuss financing alternatives
-see that you get a complete estimate of all costs involved
- ...advise on offers on properties
- ...write and present your purchase agreement to the seller
-negotiate on your behalf

Because I am committed to you - my buyer- I will do all of this PLUS:

- ...keep your personal information confidential at all times
- ...stay in touch with you from the day you start your search until the day you move in
- ...coordinate all aspects of the sale and closing
- ...receive remuneration only when we have a successfully closed transaction.



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