

Real Estate Buyer Agency

What can an agent do for you?

Mike Batty

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Why use a Real Estate Agent?

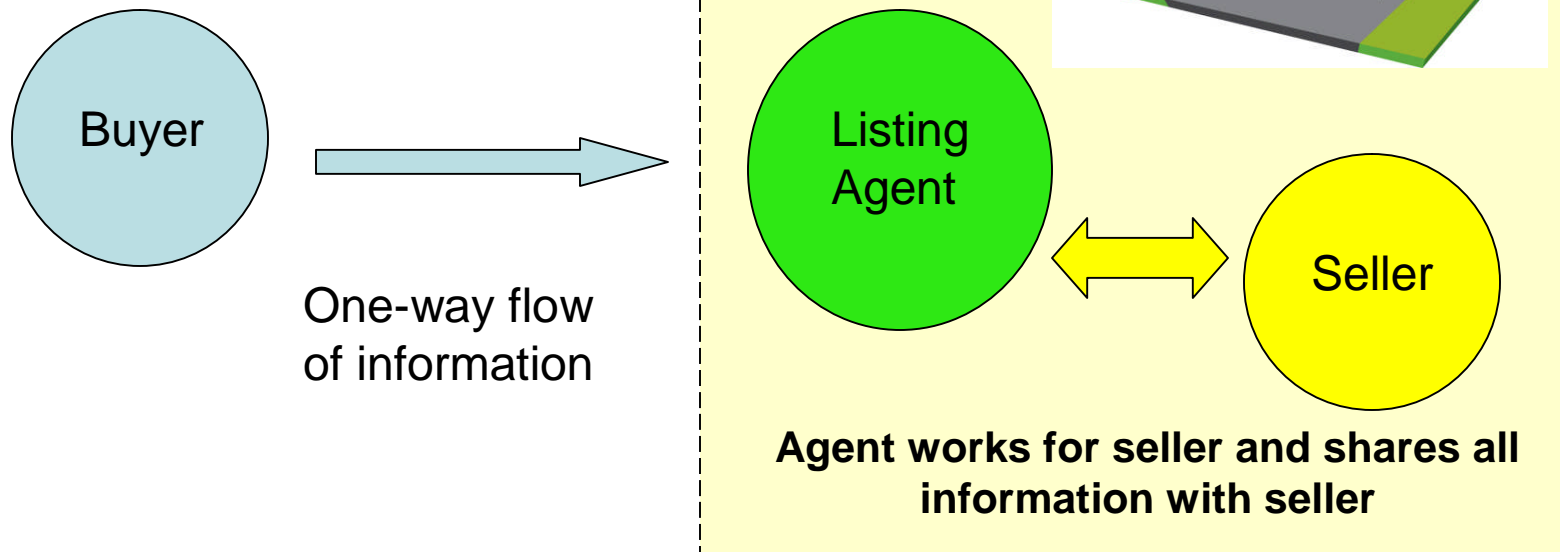
- Purchasing a home is the largest personal financial transactions of your life. Anywhere from two hundred thousand dollars to more than a million dollars.
- You will most likely only do it 2 or 3 times in a lifetime. It can be very stressful.
- Real Estate professionals do this every day. They know the process, the market and can remain objective and help you negotiate the best price.
- It makes sense to get the help of a professional.

Myth #1

- I'll just buy from the listing agent she'll take good care of me.
- **Reality:** The **LISTING AGENT WORKS FOR THE SELLER** and is legally bound to get the best price possible **FOR THE SELLER.**

Without a Buyer's Agent

The Buyer is **alone**, with less information, and less experience than the listing agent who is a professional negotiator working for the seller.



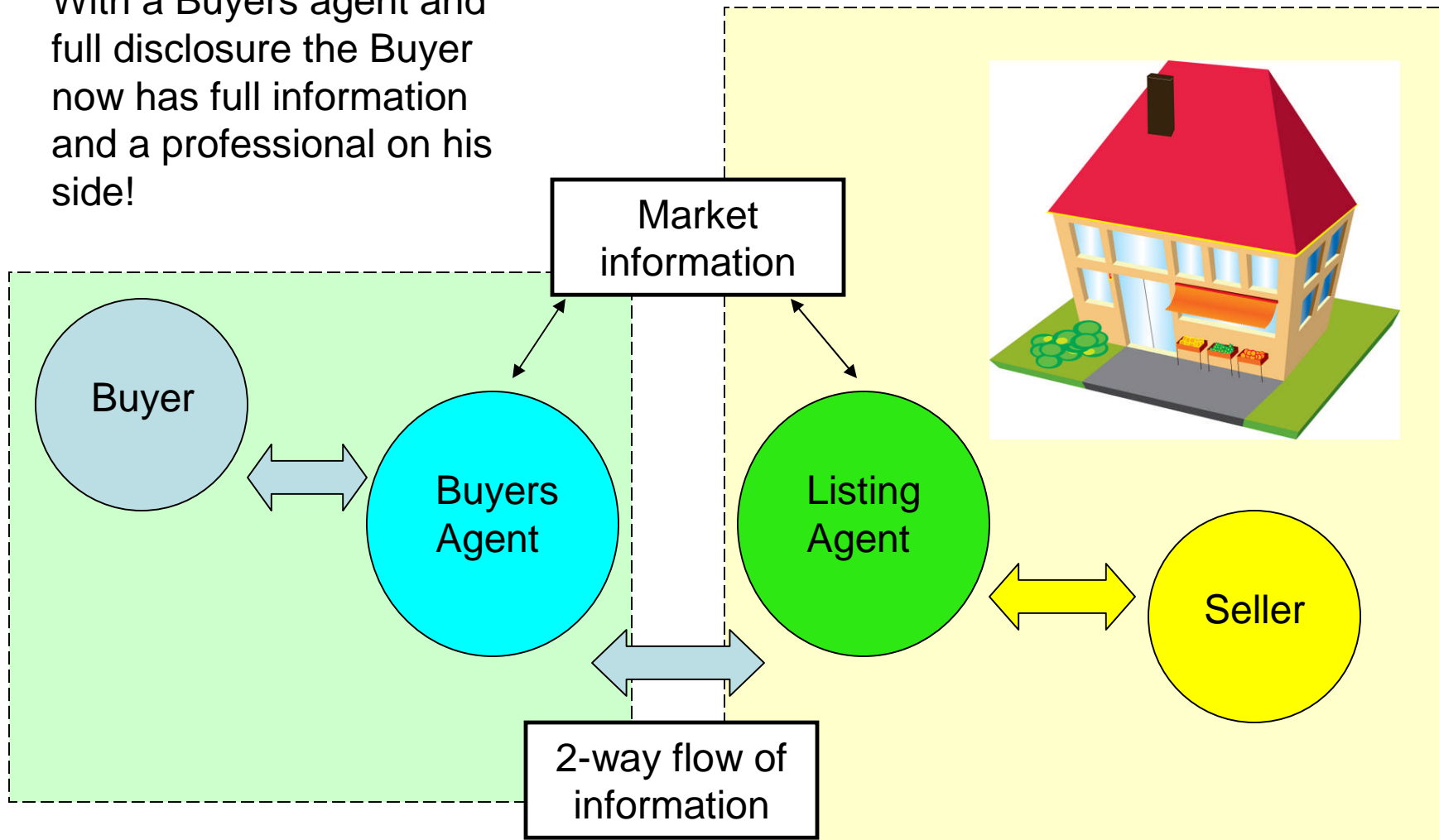
A Buyer's Agent:

- Will walk you through the process, forms, contracts, and details.
- Will help you find the home that you want.
- Will provide price, market comparison, and detailed property information.
- Will help you negotiate the sales price and finalize the contract.
- Will help coordinate inspections, certificates and make sure that everything is covered.
- Will accompany you to the closing.

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With a Buyer's Agent

With a Buyers agent and full disclosure the Buyer now has full information and a professional on his side!

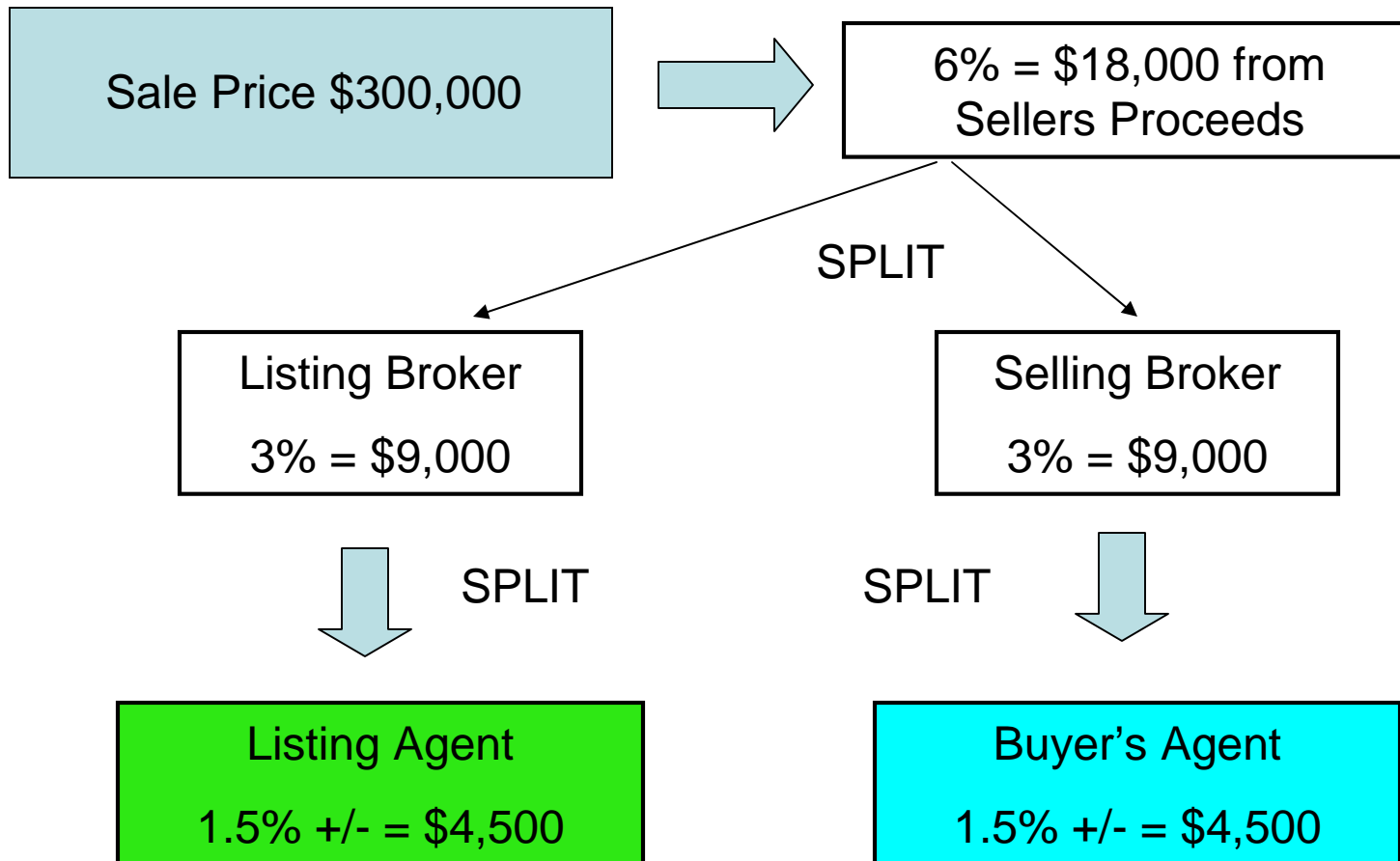


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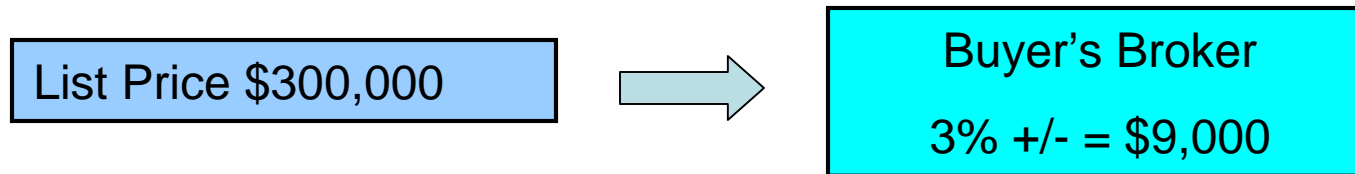
Myth #2

- Using a Realtor will cost me a lot of money when I buy a house!
- Reality: When you buy a house the Real Estate **commissions are paid by the seller**. It doesn't cost you, the buyer, anything. And having professional advice and support can save you thousands of dollars.

The Commission



The Commission



If working with a buyer's agent can help you negotiate even a 5% discount from the asking price this will save you \$15,000!!!

The seller pays the commission, but even if you had to pay out of your own pocket then this would be worth it. You would still end up \$6,000 ahead!

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Working with me as your Buyer's Agent

- I can show you all properties available for purchase: MLS listings, For Sale by Owner, Expireds, REO properties, Vacant properties
- I can connect you with support – financing, inspectors, engineers, builders, lawyers, etc..
- In any negotiations I am always working for your best interest!
- It doesn't cost you a dime!
- **It doesn't get any better than that!**

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3 steps to get started

1. Get pre-approved by a lender.

- Today especially lending criteria have changed you need to know what you can afford.
- Sellers are more willing to negotiate if they know that you can definitely buy their house.

2. Work with your buyer's agent to identify the home you want.

- The better your communication the faster you will find the home of your dreams.

3. Negotiate and Buy your new home knowing that you got what you wanted, for the price you wanted to pay.

Start Today!

**Call me today and together we can
find your dream home!**

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