

# Alexis Bolin's Buyer Service Pledge

ERA Legacy Realty

5700 N Davis Hwy Ste 7 – Pensacola, FL 32503

Office: 850-478-5446

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1. I will only commit to working with motivated and qualified individuals in purchasing a home.
2. I will, with your written permission, expose you and your buying needs through newspaper advertising, target mailings and Internet postings. If you prefer not to have your name published we can still advertise your particular property needs.
3. I will mail and follow-up by telephone to everyone who owns a home similar to the property you are searching for, whether it is a particular floor plan, neighborhood, county acreage, school district, or price range.
4. I will email you all the new listings that become available through our company and all other real estate companies in the area, as well as search daily for that special property that suits all your particular needs.
5. I promise to immediately enter your buying needs into the multiple listing data base exposing your particular buying needs to the entire real estate community.
6. You will have the first opportunity to purchase the best buys available in our market place.
7. You will receive complimentary services such as free copies, notary, fax, use of the office computer and any other assistance we can provide you.
8. You will always have someone to assist you. If I am unavailable, another qualified professional on my Team will step in to assist you.

All of the above services are available at absolutely no cost to you as a potential buyer upon signing a buyer agreement with me

I am totally committed to assist you in finding the right property to suit your needs. A lot of time and research has been spent on this revolutionary program. All of the above mentioned services are at no cost to you. I only ask for your loyalty and commitment to purchasing property from my office.

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Date

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Date

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Buyer-

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Alexis Bolin

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Buyer-

**ALEXIS BOLIN ERA**  
**Legacy Realty**  
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## **What Buyers Have Done to Write Winning Offers In Multiple Offer Situations**

- 1 Write your offer over the List Price.
2. Include an escalation clause to increase the offer for a certain amount above the highest offer received by the seller.
3. If the property appraises for less than the sales price, agree to pay any additional money down required by the lender,
4. Agree to pay all closing costs and transfer taxes.
5. Strike the financing contingency.
6. Include documentation of your loan approval and financial ability to purchase with the offer.
7. Don't make the offer subject to contingencies.  
Buy the property "as is" with no home inspection  
Buy the property "as is" with the right to do a home inspection
8. Offer as large an earnest money deposit as possible. Some buyers have even offered the full price of the property as an earnest money deposit.
9. Make your deposit non-refundable except for failure on the part of the seller to perform.
10. Allow the seller to set the closing date that is most convenient to them.
11. Do a home inspection and you agree to waive the first \$\_\_\_\_\_of repairs.
12. If the seller needs to occupy for a few days or weeks after closing let them do so with out charging rent.

PLEASE NOTE: The items above are what other buyers we represented chose to include in their offer to purchase to maximize their chances of getting their offer accepted by the seller.

It is your right to include or not to include any of the above items in your offer to purchase. Each of the above strategies may carry with it their own risks. Be sure you fully understand the risks involved before including any of the above items in your offer to purchase.

I understand that Alexis Bolin and ERA Legacy Realty. are NOT recommending any of the above, but rather informing me of different ways I may choose to structure my offer to purchase.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer