

# TriCity Real Estate Brokers, Inc.

## BUYER SERVICE CERTIFICATE

We are dedicated to providing buyers with service that is professional, courteous and responsive in helping buyers purchase property. To fulfill this commitment, we agree to perform the following services as a direct result in execution of the Buyer/Broker Agreement (C.A.R. BRE):

1. Adhere to all items in the NAR (National Association of REALTORS) [Code of Ethics](#).
2. Provide all items in "Exhibit A" to buyer.
3. Furnish a written Comparative Market Analysis to help buyer determine the most effective buying price for the new property. This analysis may be updated to reflect changing market conditions.
4. Review local marketing customs, conditions and procedures, and make recommendations designed to better negotiate the purchase of buyer's property.
5. Assist with analyzing the financial position of the buyer and provide an estimate of buyer's net buyers costs prior to acceptance.
6. Fully explain all documents involved in the purchase of buyer's property.
7. Expose the buyer to all properties available that matches buyer's criteria. Including Bank Owned, Short Sale, Foreclosures and Distressed sales.
8. Place the buyer into the TRICITY REAL ESTATE BROKERS, INC. "Buyers in Waiting" System.
9. Provide access to Broker, President of the Company direct phone line.
10. Provide a TRICITY REAL ESTATE BROKERS, INC. Referral (if appropriate), offering buyer's the services of a qualified agent in another area if buyer chooses area out of our office scope of expertise.
11. Provide the buyer with the "New Home Move-In Checklist" to assist with buyer's move to a new property.
12. Upon acceptance of an offer by buyer, TriCity Real Estate shall closely monitor pre-settlement (escrow) activities throughout the closing.

We appreciate you allowing us to help buyer's with the purchase of your property. If at any time you have a question, concern, comment or suggestion, please contact: Jeff Pereyda, GRI, SRES Broker Pres.

Phone 510-742-3212

This BUYER SERVICE CERTIFICATE applies only to a fully ratified exclusive right to represent agreement C.A.R. BRE executed between buyer and TriCity Real Estate Brokers, Inc. of not less than 180 days. If any terms or conditions contained herein are prohibited by local law, they shall be considered severed from this certificate and of no force or effect. In the event of any breach under the terms of this BUYER SERVICE CERTIFICATE, the buyer (as a sole and exclusive remedy) may terminate the exclusive buyer broker agreement C.A.R. BRE, provided that our office receive written notice by mail or facsimile of the reason for termination and an opportunity to cure the default during the notice period of up to ten days (10)

TriCity Real Estate Brokers, Inc.

By

Broker

Dated Wednesday, January 23, 2008

A copy of this BUYER SERVICE CERTIFICATE  
has been received.

By

Name

Address

## Exhibit A

1. Bound school reports applying to properties on any given tour
2. Interactive Web-based home value reports & continued updates for multiple properties
3. Senior Loan Officer Gary Tharp's Buyer's Costs Analyzer/Loan Qual Excel Sheet (with permission)
4. Home Owners Warranty through Home Guard\*
5. Lead-based paint and other surfaces test kit
6. Smoke Detector repairs before you buy
7. Water Heater repairs before you buy
8. All Termite repairs
9. Electrical repairs by licensed contractor before you buy
10. Mandatory Government retrofits by licensed contractor before you buy
11. Notary services on your transaction
12. Document preparation fees paid—(part of title requirements)
13. Buyer Service Certificate—Guarantees, in writing, 100% satisfaction or you can cancel the buyer/broker agreement C.A.R. BNE

Home Owner Warranty from Home Guard includes warranty on:

- Dishwasher
- Range/Oven/Cooktop
- Telephone Wiring
- Primary Heating System
- Pest Control
- Plumbing System and Stoppages
- Doorbells
- Garage Door Opener
- Ceiling/Exhaust Fans
- Water Heater
- Instant Hot Water Dispenser
- Built-In Microwave
- Garbage Disposal
- Electrical System