

# The Team Pepka VIP Buyer Loyalty Agreement



## **As Your Buyer Specialist Our Team will: (Broker's Obligations)**

1. Conduct an in-depth needs analysis of your wants, needs and desires so that we can find you the **right home**, at the **lowest price**, in the shortest amount of time, with the least inconvenience to you.
2. Secure the very **best financing program** for your specific situation with the **lowest interest rate** and the least amount of closing costs. Obtain a pre-qualification/approval certificate to submit with your offer which will give you a competitive advantage during negotiations in today's market.
3. Provide you with up to the minute market updates from our customized interactive **Home Finder Service** of all properties that match **your** specific home buying criteria. This will allow you to drive by homes at your convenience to determine which properties you would like to schedule private showings.
4. Arrange private showings for homes you wish to see, including **Keller Williams Listings, Other Brokerage's Listings, Open Houses, New Construction** and **For Sale By Owners**.
5. Apply our **Specialized Knowledge** to formulate the best strategy for making an offer including: price, financing terms, buyers cost to close, possession date, inspections, termite/mold reports, survey, deed restrictions, CDD Fees, HOA Fees, special assessments, what other similar homes are selling for in the area as well as finding answers to all your questions.
6. **Prepare an offer** with terms, provisions, special stipulations, amendments, exhibits and addendums weighted in **your** best interest.
7. **Present the offer** on your behalf and negotiate in your favor to help you win the property at the best possible price and terms.
8. **Recommend** experienced and competent **vendors** with respect to your total home purchase including: lenders, home inspectors, appraisers, title companies, qualified repairmen, insurance companies as well as services after the sale.
9. Schedule and coordinate **all inspections** including: Professional Home inspection, Termite Inspection, Survey, Water, Septic Tank, Mold. Be present for the last 20 minutes of home inspection upon request.
10. **Negotiate repairs** or Seller credits after inspections on your behalf.
11. **Walk through** your new home prior to closing to insure home condition and that contract requirements have been met.
12. Arrange for Title services, **review the Closing Disclosure (CD)** and be present to represent you at the closing.
13. **Represent your best interests throughout the entire transaction**, Single Agency with Consent to Transactional.
14. Give you our most precious asset, **our time**. Showings tend to be on nights and weekends, this time is normally spent with friends and family members. As long as we do an exceptional job for you we ask only one thing in return...that you work with us and only us, including For Sale By Owners, New Construction, Open Houses and other agents listings....**Your Loyalty**.



**Feel Secure With Your Agent & Your Purchase!**  
**As Our Client, You're Entitled to the Following BENEFITS:**



**BENEFIT #1 - A Premium Extended 18 Month Best Florida Home Warranty (\$700 value).** We will negotiate this warranty on your behalf **at no cost to you.\***

**BENEFIT #2 - Team Pepka's Sell for Free Guarantee.** If you are unsatisfied, unhappy or you just don't like the people next door we will sell your home for FREE! **A \$9,000 Value!\*\***

**BENEFIT #3 - Our VIP Performance Guarantee,** if your not completely satisfied with our service as promised, you can terminate this agreement with our team and brokerage.\*

**What would be expected of you as our client.**

**Buyer's Obligations:** (You agree to:)

Buyer \_\_\_\_\_

1. Seek Pre-Approval from a lender **prior** to viewing any properties.
2. Notify **us** of any properties you have an interest in including, **Keller Williams Listings, Other Brokerages Listings, New Construction, Open Houses and For Sale By Owners** that you desire information or a private showing.
3. Should you come in contact with other REALTORS, Model Home Sales Associates, or For Sale By Owners inform them that Team Pepka of Keller Williams Realty is representing you.
4. Have Team Pepka compose any Offers to Purchase on any home you wish to purchase during the term of this agreement. Be Loyal.

**Our Fee will be paid by the Seller:** Team Pepka of Keller Williams Realty is due a Brokerage Fee of no less than 3.5% of the purchase price of the home/land that you close on (\$2,500 minimum). The Brokerage Fees that are **paid by the Seller** are published in the MLS. Any shortages to the 3.5% will be negotiated by us as part of the purchase agreement through a seller credit towards buyers cost to close, prepaid items and settlement fees. You are giving us permission now to negotiate with the Seller to pay for any shortage on your behalf so you don't have to. Should negotiations fail to glean a seller credit, you will **not** be responsible for any shortfalls.

A \$495 brokerage/processing/transaction fee is due at closing to Keller Williams Realty for the internal processing of your transaction. You are giving us permission to ask the Seller to pay this on your behalf. If the Seller refuses, to pay this, you will compensate Keller Williams Realty at closing as part of your normal closing costs.

This agreement is valid for 1 year from today's date and relates to any property that is called to the Buyer's attention by agent, you find yourself or any other person in the state of Florida.

**You are not under any obligation at any time to buy or build a property.**

**\*\*Qualifications:** 12 month time limit from original purchase date. Home must be owner occupied (no investor flips). Client agrees to Team Pepka buyer representation on their next home purchase. Next home must be in Team Pepka Service area. A 3% credit of the listing side of the brokerage fee (3%) will be credited to client at the closing of their next home purchase. Value Calculation based on the 3% listing side of a \$300,000 home sale. 12 Month warranty included if buyer does not use SWF Home Inspections.

## **\*The Team Pepka VIP Performance Guarantee**

### **Your Agreement With Us Is Risk-Free!**



As your Buyer Specialist our Team promises to give it our all. We are committed to finding you the right home as quickly as possible, before the competition finds it. We can say that because our Team has already helped hundreds of families just like yours.

Our pledge is to provide you with the highest level of service the real estate industry can provide and our commitment to this pledge is 100%. If you're not completely satisfied with our service as promised, you can terminate this agreement with us. Buyer may terminate this Agreement at any time by written notice to Broker. Brokerage fee would be due and payable for **any** property Buyer became aware of prior to termination. Fee is due at the time of closing of said property.

Buyer has read this Agreement and understands its contents.

\_\_\_\_\_/\_\_\_\_\_  
Buyer (signature) (print) Date: \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Buyer (signature) (print) Date: \_\_\_\_\_

Agreed and accepted by:

\_\_\_\_\_/\_\_\_\_\_  
Broker/Sales Associate (signature) (print) Date: \_\_\_\_\_

***From today forward we will use a diligent effort to meet or exceed your expectations through Honesty, Integrity and Unparalleled service.***

**To Lender:** Buyer gives Mortgage Broker/Lender permission to discuss; Application Status, Loan Status, Credit Information and Commitment Issues with Agent. Buyer authorizes Mortgage Broker/Lender to disclose this information to Agent.

**To Title Agent: Buyer Authorizes -** In the event that the contract terms provide for a seller concession to cover closing costs, such credit will be used to credit buyer for their responsibility of buyers broker fee of 3.5% & \$495 records/processing/brokerage fees. **Noted on Final HUD-1 Statement and payable to Keller Williams Realty on The Water.**

**Dispute Resolution:** In any litigation permitted by this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation.

**Early Termination Instructions:** Email Broker Ron Pepka at [Ron@TeamPepka.com](mailto:Ron@TeamPepka.com) your name, the name of your Buyer Specialist, how or why you feel we have not met your expectations and that you wish to early terminate this agreement. We will first try and resolve the problem or replace the agent with another Team Pepka representative.



Team Pepka Home Office  
Buyers Hotline: 941-708-3555  
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