

GORDON HUNT

HOME BUYER SERVICES



NO COST BUYER REPRESENTATION

As a home buyer, my representation costs you absolutely nothing! The seller of the property you purchase has agreed to compensate me for representing you on any property listed with any real estate company on the Multiple Listing Service. Listing agents with their name on the yard sign represent the home seller. By law, you are entitled to exclusive representation of your interests.

MORTGAGE RESOURCES

I have great mortgage resources to determine your price range and have your loan pre-approved, putting you in a strong position to get your offer accepted. My resources know how to get you great rates, the best program for your situation, and get your transaction funded and closed during these more challenging times.

PRE-QUALIFY PROPERTIES

Unlike many agents, I send you a complete weekly client report of properties to your e-mail that meet your exacting geographical and physical requirements within your price range with the physical street address to save you time in pre-qualifying properties. When your search becomes more intensive, I can put you on a daily hot-sheet where you are notified of new listings and price changes every day.

SHOW & LOCATE YOUR HOME

Showing homes is much more than unlocking the door. I make the appointments and have the key. However, I also have knowledge of the areas, neighborhoods, schools, amenities, styles, issues associated with age, construction, conformity with your loan type, and other important areas of consideration when considering making an offer on a property. Additionally, I have knowledge of the inventory of homes for sale that may meet your needs to minimize your search time.

RESEARCH PROPERTY & VALUE

Once a property is located, I have the tools and resources to help structure an offer, including a market analysis of value, history of pricing and time on the market of the property. Additionally, I have resources that may indicate the seller's mortgage amount, motivation, and reason for selling which is all valuable information in negotiating on a property.

STRUCTURE OFFER TO PURCHASE

I have the skills to properly draft a purchase agreement in your favor, including all of the necessary paperwork required in a real estate transaction, in order to comply with Federal & local regulations and to protect your interests.

NEGOTIATE FAVORABLE PRICE & TERMS

I represent your interests to the seller's side of the transaction in negotiating price, terms, repair requests, and other important issues in your favor using my training and 25 years experience in negotiating large transactions on behalf of my clients.

ORCHESTRATE THE TRANSACTION

I utilize my knowledge and resources to navigate you through all of the disclosures, title reports, special assessments, physical inspections, repairs, homeowners insurance, and all of the obstacles that arise through the close of escrow to getting you the keys to your new dream home.