

USING A REALTOR® TO BUY YOUR HOME

Buying a home can be overwhelming . . .

Looking for the right property takes time, knowledge of the local market, negotiating skills and expertise in working with contracts. A buyer's agent can bring these skills to the purchase of your new home and will represent you and promote your interests throughout the entire process. You'll want to make sure your buyer's agent is a REALTOR®.

'REALTOR®' is a trademark identifying those professional real estate agents who belong to their local real estate board, the Alberta Real Estate Association and the Canadian Real Estate Association.

You can look for a home yourself, but do you really want to?

A REALTOR® can save you time, money and sleepless nights by promoting your interests and representing you through the entire home-buying process.

Your REALTOR® will fully explain what to expect so that you are not faced with surprises along the way.

Your REALTOR® will guide you through all stages of the home buying process beginning with a detailed search of properties on *mls.ca* and any for sale by owner that suit your needs and budget.

Once you've found the perfect home, your REALTOR® can provide you with an analysis of similar properties to help you determine an offering price.

Your REALTOR® will work for you to negotiate the price, terms and conditions in your favour.

A REALTOR® will help you discover important facts about a property that might affect your decision to make an offer or what price to offer.

Your REALTOR® is obligated to tell you all information they know about a property that might influence your decision or affect the value of the property. If you have questions or concerns that your REALTOR® can't answer, you'll be advised to ask for advice from the appropriate professional(s).

Using a REALTOR® protects you, the consumer.

You can expect strict compliance with the *Real Estate Act* and adherence to a Code of Ethics and Standards of Business Practice enforced by the local real estate board. This ensures you will receive the highest level of service, education and integrity.



Compliments of the Alberta Real Estate Association
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