



## How a Buyer Agent Benefits You

In Texas, a broker who acts as a Buyer's agent represents the Buyer. A Buyer's Agent must place the interest of the Buyer first. Make sure you enter into a written agreement with a Buyer Agent, so you get full representation. The chart below helps easily explain the difference between a Buyer's Agent and Seller's Agent when you are the Buyer of real estate in Texas. Be sure to ask for the hand-out "Information about Brokerage Services" (promulgated by the Texas Real Estate Commission) which explains how Agency representation works in Texas. Remember that a Seller's Agent or an Agent at a Builder's office is working for the Seller or the Builder, not you!

	Seller or Builder Agent	Buyer Agent
<b>BASIC SERVICES</b>		
Arrange for a property showing	✓	✓
Explain Agency "Information on Brokerage Services" sheet	✓	✓
Provide accurate information and disclose facts about property	✓	✓
Promote and protect your best interests at all times		✓
Assist with financing options and contacts	✓	✓
<b>NEGOTIATION SERVICES</b>		
Negotiate the best price, closing date, and all terms of contract in your best interest		✓
Provide help in writing an offer when in a multiple offer situation		✓
Keep your terms (i.e. highest price you would pay) strictly confidential		✓
During repair negotiations, be your ally in getting you the best deal		✓
<b>PROPERTY SEARCH</b>		
Give access to homes both in MLS and also unlisted properties		✓
Provide in-depth information on neighborhoods, schools, appreciation rates, etc.		✓
Review recently sold homes, so you don't offer too much on a home you like		✓
Create custom auto search to provide daily alerts of new listings meeting your needs		✓
After 1 <sup>st</sup> showing, refine home search to show you homes that even better meet your needs		✓
<b>CONTRACT &amp; CLOSING SERVICES</b>		
Explain the important option period & how you may back out of a contract		✓
Give detail on the timelines included in the contract and how they affect you		✓
Guide transaction through escrow process	✓	✓
Spend the necessary working hours to ensure your satisfaction		✓



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