

# STANDARDS OF PRACTICE WITH BUYERS

IF YOU ARE LOOKING FOR A COMPANY WITH A SUCCESSFUL TRACK RECORD, IN PROFESSIONAL AND COURTEOUS SERVICE BACKED BY RESOURCES THAT EXTEND INTO OUTSIDE MARKETS, GIVE US THE OPPORTUNITY TO HELP YOU FIND YOUR NEW PROPERTY. LEWIS REALTY CAN DO JUST THAT, WITH OVER 100 YEARS OF COMBINED EXPERIENCE THROUGHOUT OUR COMPANY, EACH PERSON ASSOCIATED WITH OUR FIRM IS DEDICATED TO MAKING YOUR GOALS, OUR GOALS.

## LEWIS REALTY ASSOCIATES, INC STANDARDS OF PRACTICE & GUARANTEE REPRESENTING YOU, THE BUYER.

### WE PROMISE TO

1. Help you to determine YOUR needs and desires in the new property
2. Actively search for property that meets your needs and desires.
3. Prepare a buyers report detailing each listing for you to consider .
4. Schedule showings of prospect properties in a timely manner.\*
5. Escort you to the showing and provide material details on each property prior to showing.
6. Assist you in preparing your Offer to Purchase on the preferred property.
7. Communicate your Offer to Purchase and the Seller's response in a timely manner.
8. Assist you in responding to any counter offer from the Seller.
9. Assist in scheduling an appraisal or home inspection as needed.
10. Furnish a list of reputable Home Service providers and offer recommendations after the home inspection.
11. Furnish a detailed breakdown of charges so you will know what proceeds you will need to bring to closing.
12. Practice Strict Fiduciary duties to our client, YOU and always uphold the attached REALTOR Code of Ethics.
- 13 . Be readily available to perform or add any services applicable, at any time needed.

*\* Some vacation rentals may take longer to arrange a showing based on rental availability*

### AT TIME OF OFFER, WE PROMISE TO:

1. TO PRESENT ALL OFFERS, NO MATTER OF AMOUNT, PROMPTLY.
2. PROVIDE GUIDANCE ON THE STRENGTHS AND WEAKNESS OF THE OFFER.
3. TO PREPARE A CMA OF THE SUBJECT PROPERTY TO ASSIST IN MAKING A KNOWLEDGEABLE OFFER.
4. IF A COUNTER OFFER IS MADE, WE WILL ASSIST YOU IN YOUR DECISION AND HANDLE ALL APPROPRIATE PAPERWORK.

### AT TIME OFFER IS ACCEPTED, WE PROMISE TO:

1. TO PRODUCE A LIST OF QUALIFIED SERVICE PROVIDERS RELATED TO THE CLOSING OF THE PROPERTY, IE. ATTORNEYS, ACCOUNTANTS, ETC.
2. ASSIST THESE SERVICE PROVIDERS IN HANDLING THE TRANSACTION.
3. REPORT TO YOU DURING THE CLOSING PROCESS.
4. REVIEW ALL CLOSING DOCUMENTS AND ALONG WITH SERVICE PROVIDERS ASSIST YOU IN INTERPRETING THE INFORMATION.
5. BE PRESENT AT THE ACTUAL CLOSING TO ASSIST YOU.

*Overall we promise to be your local connected advisor, experienced negotiator and flawless coordinator.*

*Please sign to acknowledge that your Lewis Realty Associates, Inc. agent has reviewed each of the numbered items with you.*

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lewis Realty Associates, Inc. Representative

\_\_\_\_\_  
Date

**Dear Buyer,**

**Although highly unlikely, if at anytime you feel as though your Lewis Realty Associates, Inc. representative is not upholding the Standards of Practice for Buyers performance, please feel free to contact one of us below to correct the problem and replace your representative if needed.**

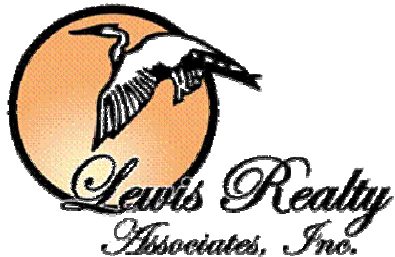
**We truly want your experience and our relationship to be successful and stress-free.**

**Sincerely,**



**Chris Rackley  
Vice President/Broker  
Mobile: (910) 538-2145**

**Elizabeth “Peggy” Lewis  
President/Broker  
Mobile: (910) 540-8006**



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