

Buyers – Did You Know?

- I can show you any property listed in the MLS, regardless of the listing agency.
- 87% of buyers use buyer's agents. Seller pays.
- Having a buyer's agent helps your offer get accepted.
- Buyers without representation almost never get a lower purchase price -- and often pay more.
- Seller's agent works on seller's behalf – not yours – and is prohibited from giving you advice and opinion to help you through 26 steps in buying a home. As your buyer's agent, I do advise and deploy on your behalf my decades of knowledge, experience, negotiating skills, and diligence!
- Most unrepresented buyers don't know what they don't know. Texas real estate law? Expansive soils? Cast-iron sewer pipes? Lead-based paint? Uninsurable house? Condition likely to be denied for FHA or VA loan?
- At 7 contract performance deadlines, buyer can lose rights or money. As your agent, I protect your interests at each step.
- Some lender pre-approval letters help your offer get accepted. Others can cause seller to reject your offer – you'll lose out on your chosen home.
- Ten Big Red Flags you might innocently commit between contract and closing could deny your loan at last minute and derail your home purchase.
- \$40K in net worth is what typical renter loses over 5 years by renting instead of buying.
- You can come to closing table with typically \$3K less by choosing a Keller Williams Realty buyer's agent or KW-listed home – you can buy sooner or keep savings in your pocket!
- A new Texas grant program can pay all/most of your down payment and closing costs – you likely qualify!

I welcome your questions! I look forward to scheduling with you a free, no-obligation conversation by phone or in person. Call today!



Beth Johnson, REALTOR®
Keller Williams Realty Dallas Preston Rd.
beth@bethjohnson.com
cell 214.415.5089
18383 Preston Rd. #150, Dallas, TX 75252
office 972.732.6000
www.BethJohnson.com
www.KWPreston.com