



What is a “Smart Buyer Certified Home”?

A "Smart Buyer Certified Home" has gone through a comprehensive process to earn the designation of being "Smart Buyer Certified". There are many great advantages for Buyers when they purchase a "Smart Buyer Certified Home".

SMART BUYERS BUY “SMART BUYER CERTIFIED HOMES”

ADVANTAGES OF PURCHASING A “SMART BUYER CERTIFIED HOME”

- Saves the Buyer Money
- Gives the Buyer Peace of Mind
- Saves the Buyer Time
- Gives the Buyer Certainty
- Helps the Buyer avoid Unwelcomed Surprises during the Sale/Closing process
- Gives the Buyer a Smoother Buying Process from Start to Finish
- Helps with a Timely Closing process



THE PROCESS TO BECOME “SMART BUYER CERTIFIED” INCLUDES THE FOLLOWING . . .

- 1. HOME INSPECTION:** A professional home inspection is completed by a licensed and certified Home Inspection Company paid for by the seller. A copy of the report is available for the buyer or buyer's agent to review prior to writing an offer. NOTE: Buyer's are welcome to complete their own home inspection once their offer is accepted.
- 2. TERMITE INSPECTION:** A professional termite inspection will be completed by a licensed and bonded pest control company for any termite issues and necessary repairs. A copy of the report is available for the buyer or buyer's agent to review prior to writing an offer.
- 3. CLEAR TITLE SEARCH:** A preliminary title report is pulled prior to accepting the buyers offer. This checks for any potential liens, back taxes, encumbrances or other issues that would affect the buyer from receiving clear title at the close of escrow, therefore, giving the buyer additional peace of mind and security knowing this prior to writing an offer.
- 4. PRE-SALE/PRE-CLOSING HOME WARRANTY COVERAGE:** A pre-sale home warranty is purchased by the seller protecting the home and home owner from any unexpected repairs prior to close. Protection from any potentially huge, costly system, appliance repair and replacement bills helps ensure a smooth closing. As a buyer, you will know that the home is protected before the sale of the home is finalized.
- 5. DISCLOSURES:** A complete set of disclosures is completed by the seller and is available by request for the buyer or buyer's agent to review. No surprises or delays for the buyer on receiving the required seller disclosures.

All 5 of the items must be completed in order to become a “Smart Buyer Certified Home”