

BUYER REPRESENTATION

3%

COMMISSION FEE

\$500

BUYER ENGAGEMENT
RETAINER

FULL

SERVICE

Adler Holland Group is committed to intentional, high-level buyer representation. We value both our agents' and clients' time, resources, and commitment throughout the home buying process.



FULL SERVICE REPRESENTATION

- Comparable Market Analysis
- Multiple Listing Service (MLS) Access
- Property Showings (as many needed)
- Showing Scheduling (as many needed)
- Full Buyer Guidance
- Contract Data Entry & Submission
- Contract Offer Review
- Residential Property Owner Disclosure Review
- Mineral Oil & Gas Rights Review
- Electronic Document Delivery
- eSign Documents
- Earnest Money Distribution
- Due Diligence Fee Distribution (24hr)
- Final Walk-through Attendance
- Lender Referrals
- Appraisal Disputes
- Manage all Communications
- Facilitate Offer Negotiations
- Counteroffer Negotiations
- Coordinate Inspection(s)
- Repair Negotiations & Request Submission
- Source Repair Estimate
- Inspection Attendance
- Inspection Scheduling & Referral
- Inspection Report Review
- Closing Attorney Referral
- Vendor Access



3% COMMISSION FEE

Buyer representation compensation is 3%. Our goal is always to negotiate for this fee to be covered by the seller. If the seller offers less than the agreed amount or does not offer compensation, the buyer may be responsible for any remaining balance.

Commission rebates, buyer cash-back incentives, and post-closing commission credits are not part of Adler Holland Group's standard business model or service offerings.



\$500 BUYER ENGAGEMENT RETAINER

The retainer, due upfront, shall be credited toward the Buyer Representation compensation due at closing. Any compensation payable to the Buyer's Agent and reflected on the settlement statement shall be reduced by the amount of the retainer previously paid.

If the Buyer does not complete a purchase, the retainer shall be retained by the Firm as compensation for services rendered prior and no additional fees shall be owed.

WHY DO WE REQUIRE A RETAINER?

The Buyer Engagement Retainer helps ensure buyers are in an active decision-making phase and prepared to move forward intentionally. Our goal is to provide focused, high-level representation and help buyers purchase with clarity and direction.