

Choosing the right Realtor can make all the difference between an enjoyable home purchase, and a stressful one.

James Blackwell

"Superior Service... Superior Results"




Carruthers REALTORS®

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Which of these agents would you choose?

 An independently owned and operated member of Prudential Real Estate Affiliates, Inc.



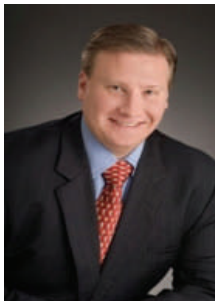
James Blackwell's Buyer Advantage Program

1. Meet with you and go over entire process, including the Maryland Residential Contract of Sale and all associated forms. Talk to you about your wants, needs, and requirements.
2. Put you in touch with at-least 2 trusted, local lenders and/or go over Good Faith Financing Estimates you've received from another lender.
3. Set-up daily automatic e-mail searches that will alert you whenever a house meeting your exact requirements comes on the market or undergoes a price change.
4. Show you any and all houses that fit your requirements.
5. Prepare a detailed Market Analysis of any home you are considering making an offer on.
6. Prepare a detailed offer and discuss winning strategies for getting you the best deal.
7. Negotiate purchase offer.
8. Send copies of ratified contract to the lender of your choice, and title company of your choice (I will recommend one if you do not already have one you are familiar with.)
9. Schedule Home and Termite Inspection with home inspector of your choice (I will recommend one if you do not have an inspector that you are familiar with)
10. Attend Home Inspection with you and/or on your behalf.
11. Negotiate Inspection Repairs
12. I will pay for your Home Inspection and Termite Inspection
13. Follow-up with your lender to insure that they have everything they need to proceed with your loan.
14. Provide name and telephone numbers for utility companies servicing your new home
15. Request receipts for any repairs performed as part of home inspection negotiations
16. Schedule final walkthrough
17. Check with lender and title company to ensure everything is on track.
18. Attend final walkthrough and inspect property for move-out damage, check plumbing, HVAC, and all appliances to verify operation.
19. Walkthrough Pre-HUD-1 statement with you.
20. Attend settlement with you.
21. Purchase a one year home warranty for you as a "Thank You" for your business.
22. Follow-up with you after settlement to see how the move-in went.
23. Stay connected with you through my Client Appreciation Program.
24. Get invited to my annual Client Party.
25. Be a trusted resource for you, your friends and family for years to come.

Most Buyer Agents

1. Show you a few houses
2. Write Offer
3. Attend Inspection
4. Attend Walkthrough
5. Attend Settlement and Leave w/ Commission
6. Never be heard from again

I would really appreciate the opportunity to talk to you about your next home purchase. Please feel free to give me a call at 443-336-2860 to schedule a no obligation consultation.



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You can search the entire MLS, view trusted local business', take advantage of my free client concierge program, download neighborhood information and much more at www.JamesBlackwell.com

If your home is already listed, this is not an attempt to undermine a previous agreement.

