

	Buyer Needs Analysis	I have the capability, time, & desire to perform this task myself.	I'd like this task/service in the hands of a real estate professional.	I'm OK with this task/service NOT being done.	I need more information on this task before making a determination
	Task or Service				
F	Assessment of current home (if owned) to determine equity and purchasing options	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	If buyer must sell/close on current home prior to closing on this transaction, include a complete Seller Needs Analyses , etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F	CMA on current property to determine marketability and estimate of market value	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
F	Estimate Buyer's net equity on current property (even if it is NOT necessary that it be sold in order to buy	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	Get Lender Preapproval , taking into account estimate of net equity, if applicable	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	Assess priorities for new home purchase (location, amenities, pricing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Search MLS for potential properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preview potential homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Target neighborhoods for unlisted properties seeking appropriate match	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Research FSBO prospective properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	For preferred properties, confirm property information , including room sizes, association fees, taxes, inclusions, etc.	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
F	Upon selection of preferred property/s, determine appropriate comparables to assess comparative value , including actives, pendings, and closed transactions.	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
F	Prepare offer to purchase, including contract and all necessary disclosures (including assessments of components in offer and weighing the pros & cons of each)	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
F	Negotiate any offers , cognizant of terms as well as price. Particular attention to timing involved in the transaction and loan commitment, necessary disclosures, contingencies not in buyer's best interest. Must remain objective	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	Attend and monitor home inspection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Order any additional required inspections (well, septic, radon, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Confirm lender terms & status of loan application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monitor loan progress	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	Monitor any contingencies , conditions, etc.	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
F	Monitor & troubleshoot transaction in progress (includes the anticipation of potential pitfalls and efforts to circumvent them)	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	Attend final walk thru	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attend Closing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>