

UNDERSTANDING BUYER REPRESENTATION

NEW RULES WENT INTO EFFECT

that require real estate agents to enter into written agreements, known as Exclusive Buyer's Agreements (EBA), with their buyer clients before showing any properties. This agreement is designed to ensure that buyers receive full representation, protecting your interests and clearly outlining the responsibilities of both you and your real estate agent.

The EBA Includes:

- The duration of the agreement.
- The geographic area where services will be provided.
- The agent's compensation structure and how it will be funded.

Work with a Trusted Partner

Buying a property is one of the most significant decisions you'll make, and having a dedicated, knowledgeable agent by your side is crucial. At Ruhl&Ruhl Realtors, our agents are well-prepared for these legal changes and are committed to guiding you every step of the way, ensuring a smooth, informed, and successful experience.

Our agents are more than just transaction facilitators—they are expert negotiators, educators, and trusted advisers dedicated to your success. You can be confident that you're receiving top-tier service and dedicated representation in one of life's most significant decisions.

WHY EXCLUSIVE REPRESENTATION MATTERS

Building a Trusted Partnership At Ruhl&Ruhl Realtors, we understand the importance of having a trusted advocate by your side in today's complex real estate market. By formalizing our commitment through an EBA, we create a mutual understanding of our responsibilities and dedication to each other. This agreement ensures that we are fully invested in representing your interests at the highest level throughout your home-buying journey.

Protecting Your Investment Overpaying for a home is a real concern in today's market. Our agents leverage their deep market knowledge to ensure you get the best value. We go beyond just finding a property—we help you determine what's worth your investment by evaluating property values, scrutinizing seller disclosures, and negotiating terms that protect your financial interests.

Expert Guidance Every Step of the Way Buying a home is one of the biggest financial decisions you'll make. That's why our agents are relentless in advocating for you—negotiating concessions, adjusting timelines, and ensuring every aspect of the transaction aligns with your long-term goals.

Transparency and Confidence Our approach is built on clear communication. The EBA outlines everything you can expect, from services to compensation, ensuring there are no surprises. With us, you can navigate the market confidently, knowing that you're fully informed and supported every step of the way.

HOW BUYER'S AGENTS GET PAID

No Upfront Costs You don't need to worry about paying any fees upfront. Our compensation is performance-based, meaning we only get paid when you successfully purchase your property.

Typical Fee Our fee is typically around 3% of the property's sale price, though this can vary depending on location, price range, and the services provided.

How It Works Traditionally, listing brokers offer a portion of their commission to incentivize buyer agents—a reward for bringing a buyer to the table. This means your buyer's agent can often work on your behalf without you having to pay directly out of pocket.

Negotiation and Flexibility If the listing broker or seller doesn't offer enough to cover our fee, we'll negotiate to either adjust the sale terms or secure a credit from the seller to cover the difference.

Shared Success Our fee supports both the hard work of your agent and the operational needs of the brokerage, allowing us to continue providing high-quality service. Our job is to ensure that the value we bring to your property-buying experience exceeds the cost of our services.

