

buyers
under contract

KPR

KEY PREMIER
Realty

FAQS FROM KPR REALTY

WHAT IS AND WHY DO I HAVE TO SIGN A BUYER BROKER AGREEMENT?

We advise clients to sign a **buyer-broker agreement** since it not only safeguards both you and the agent but also gives the buyer and agent great assurance that the company they are working for will be loyal to them. Like hiring a lawyer, you must sign an agreement and usually pay a retainer before the lawyer can even begin working for you.

Once we have located your ideal house, we charge a fixed percentage rather than by the hour. Additionally, according to MLS and NAR regulations, in August 2024, all agents must have a showing agreement, touring agreement, or buyer broker agreement on file before opening the door.

WHY DO I HAVE TO PAY YOU, I THOUGHT IT WAS THE SELLERS JOB?

Well unfortunately the laws have changed as of August 2024. Buyers are now responsible for paying the buyer's agent's commissions for the services rendered.

Now, this doesn't mean we won't fight to get the sellers to pay for our commissions for you as a team, but before moving forward I want to be completely honest with you. There is no guarantee that we can get the sellers to pay the commissions; if we can't, you are responsible for none, all or partial depending on what the seller/s agrees to.

We don't bill by the hour for our services, or each email, text, phone call, or whenever we open a door and run a check or do anything else that's required to help you find and close on that ideal house. We're not lawyers. Rather, we charge a fixed fee or percentage.

FAQS FROM KPR REALTY

BUT I DIDN'T BUY WHY DO I HAVE TO PAY YOU?

Whether it's calling, texting, emailing, or setting up a showing, hours and hours are spent. No agency will offer you any of these services for free, and you wouldn't be willing to spend hours that could be spent with your loved ones or other possible clients.

As your agent, we only ask that you be aware of the time being used. Although we are here to assist you, just be mindful of the situation we find ourselves in and the time we have invested.

WHAT'S THE KEY PREMIER REALTY TRANSACTION FEE AND WHY DO I HAVE TO PAY THAT?

Your file is processed using a technology fee known as the KPR Fee. This fee is only due at closing and is charged when a file is prepared for closure. It covers all necessary technologies required to complete your file, including the use of secure e-signature software for signing contracts and agreements. Please note that the absence of this software may cause delays in the process.

To further protect your interests, we have a dedicated compliance team that conducts a final review of your file to ensure everything is in order. Should any issues arise, we also have access to a board of real estate attorneys for expert guidance. Additionally, this fee includes access to printing services and office facilities in case an alternate location is required for closing.

Exceptions:

The KPR Fee is waived for purchases under \$50,000 or if the buyer is utilizing a VA loan.

FAQS FROM KPR REALTY

WHY DO I NEED TO SHOW YOU OR HAVE PRE-APPROVAL OR PROOF OF FUNDS BEFORE I CAN SEE A HOME?

I always let buyers know that they may or may not become sellers in the future. As a seller, wouldn't you like to know that you have a ready-to-move-in buyer who has already been pre-approved? Not someone who is merely shopping or debating whether or not to buy, as they might not be able to do so. Getting the house clean and leaving while you're viewing takes a lot of work, especially for homeowners who reside there. As agents, it is our responsibility to understand and create realistic expectations for our customers. Before we open any doors, we need to know that you have been pre-approved.

It also saves the buying agents time and avoids setting your hopes and ambitions on something you might not be able to afford. This is a prerequisite for beginning your file and must be completed before we deal with any customers. Before we show you houses, we need to know that you are qualified. You must provide a copy of your proof of funds and/or pre-approval, as well as a completed buyer-broker agreement before the agent can begin working for you.

Congratulations

Congratulations on taking such a major milestone! During the next few weeks, I am hoping to make this as seamless and simple as possible. If you have any questions, please contact me at any time!

Contact me once you have sent your Escrow funds so that I may follow up. Furthermore, please let me know whenever you have a scheduled inspection.



Below are important dates:

Apply for loan application:

Escrow due:

Inspection:

Flood Insurance due (if needed):

Title Commitment:

Final Walkthrough:

Close Date:



15310 Amberly Drive #250, Tampa, FL 33647
keypremierhome.com
keypremierrealty.com

WHAT TO EXPECT IN THE NEXT 5 WEEKS

01

DATE:

Escrow funds turn in, Inspections, appraisal and corresponding with your lender for any needed documents.

02

DATE:

Title commitment, fix any repairs if needed, review appraisal

03

DATE:

Rewalk through if repairs were done, have final homeowners insurance.

04

DATE:

Turn in any last minute or any docs needed from the lender and any final repairs, loan commitment

05

DATE:

Closing Disclosures, final interest rate, payment, Final walk through and **CLOSING!!!**

Vendor List



Please keep in mind that the vendors listed below are merely suggestions; as a buyer, you have a choice to select any vendor you like, including those not listed.

LENDERS



<u>Bliss Mortgage</u>	Gerald Bliss gerald@blissmortgage.com (813) 966-1888
<u>CMG Home Loans</u>	John Nagle jnagle@cmghomeloans.com (214) 764-5600
<u>Supreme Lending</u>	Justin Weissman justin.weissman@supremelending.com (443) 821 1946

INSPECTORS



<u>Berly Project Engineering</u>	(813) 616-3301
<u>Waypoint Property Inspection, LLC</u>	(813) 590-1365
<u>Home Inspector Professionals</u>	(813) 299-1642

CREDIT SPECIALIST



<u>ALPHA CREDIT Recovery</u>	(813) 625-7453
<u>Elite Credit Solutions</u>	(813) 317-6776



HOMEOWNER INSURANCE COMPANIES

<u>Westwood Insurance</u>	(888)43-6179
<u>Florida Strategic Insurance</u>	Jake jakeT@FLStrategic.com (727) 262-0131
<u>Starboard Insurance Group</u>	Terry Booth terry@starboardinsurancegroup.com 727-348-2342



MOLD AND PEST CONTROL INSPECTORS

Most house inspectors also handle pest control assessments.

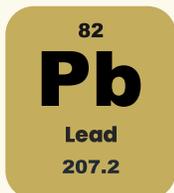
<u>Crenshaw Pest Control</u>	(813) 978-0111
<u>Mold Inspection & Testing</u> <u>Tampa FL</u>	(813) 600-6653



DEFECTIVE DRYWALL INSPECTORS

Most house inspectors also handle defective drywall assessments.

<u>Sun Coast Inspections</u>	Chris (727) 420-8993 chris@suncoastinspections.com
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LEAD BASE PAINT INSPECTORS

Most house inspectors also handle lead base paint assessments.

<u>DS Mills Inspection</u>	(813) 377-4202 info@dsmurphyinspections.com
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ENGINEERS / ARCHITECTS

Most house inspectors also handle pest control assessments.



<u>McKay Design Studio</u>	Glenn Mckay (813) 787-4987
<u>Alexander Design</u>	Alexander (310) 770-8648

APPRAISERS



<u>Accurate Appraisal and Realty Services</u>	(813) 503-6970
Bay to Bay Appraisal Inc.	(813) 313-7441

MOVERS



<u>Bigman's Moving Company</u>	(727) 772-3458
<u>2 College Brothers Moving & Storage</u>	(813) 922-1528
<u>Bull Moving</u>	(813) 943-6043

Congratulations again, and I look forward to walking alongside you and your family during this incredible next chapter in your life!

Alexis Scott

Broker
Key Premier Realty

HOME WARRANTY

Home warranties offer coverage for repairs or replacements of home systems and appliances under contract. Costs vary, including plumbing, electrical, HVAC, and major appliances. Before buying, review coverage, exclusions, claims, and renewals.

COVERAGE DETAILS

Home warranties cover systems like plumbing, electrical, heating, cooling, plus major appliances, but coverage varies by plan.

COSTS

Buyers should consider the upfront cost of the home warranty and possible service call fees, which vary by provider and plan.

CLAIMS PROCESS

Buyers should know how to file a claim by contacting the warranty provider and sharing issue details.

EXCLUSIONS

Buyers should thoroughly check the warranty contract for coverage details and exclusions to understand its limitations.

RENEWAL OPTIONS

Buyers should ask about renewing the home warranty to protect the home's systems and appliances after the initial coverage ends.

PROVIDER REPUTATION:

It's crucial to research the warranty provider's reputation for reliability and responsiveness in handling claims and providing service.

TRANSFERABILITY

Home warranties may be transferred to new owners during the coverage period, which is a selling point for buyers.

ADDITIONAL COVERAGE

Buyers can opt for extra coverage for specific items not covered in the standard warranty, such as pool/spa equipment or garage door openers, to ensure extra protection.

PRE-EXISTING CONDITIONS

It's crucial to know how warranties handle pre-existing conditions; some may exclude known issues from coverage.

CANCELLATION POLICY

Buyers should review the warranty provider's cancellation policy before deciding to cancel coverage.

AMERICAN HOME SHIELD

Whether you're a long-time homeowner or a first-time home buyer in FL, a home warranty is a great way to protect your lifestyle, budget, and peace of mind. Signing up for a home warranty can give you assurance that your covered home systems and appliances will be repaired or replaced in the event of a breakdown. Now that's something to celebrate.



Click this link to know more about their plans & pricing: [AMERICAN HOME SHIELD](#)



Notes



A large grid of small black dots arranged in approximately 30 rows and 30 columns, intended for handwritten notes.