

Edmund Druilhet

Realtor



BUYER SERVICES OVERVIEW

Preparation & Strategy Session(s)

- Lender Review + Referrals for Pre-Qualification or Pre-Approval.
- Market Review – What is the Market Telling Us?
- Wants and Needs List – Absolutes and Likes.
- Neighborhood Targeting within Budget Range – Gated vs. Non-Gated.
- Neighborhood, Community, School District Ratings.
- Community Tours and Virtual Tours – Discovery Process.

The Property Search

- I proactively communicate daily to notify you of new inventory sometimes before it hits the market!
- We review new listings to curate to your needs prior to committing your time to see – includes Virtual Property Preview(s).
- Schedule and Coordinate Showing Tours After Review of Listings.
- Unbiased, detached, no-pressure relaxed showings. You will know when you find the right property!

Offer & Escrow

- Offer strategy and preparation of CA Residential Purchase documents.
- Reputation leverage with listing agent.
- Expert negotiation of counter-offers, back-up offers, contingencies, timing and rent-backs.
- CA Compliant; contract ratification management via Certified Transaction Coordinator.
- Broker transaction review.
- Delivery of Disclosures.
- Request for Repair(s) Negotiation.
- Title and escrow coordination.
- Key DELIVERY. Welcome HOME!

Move In

- Coachella Valley Utilities contact list.
- Referral list of preferred home service providers for repairs or updates.

MOST IMPORTANT – I am always available to HELP YOU in any way!

Call 310 738-0475 Email- Edmund.druilhet@cbrealty.com