



FREE BUYER REPRESENTATION PROGRAM

Did you know William Charles Real Estate offers a full spectrum of real estate services? From buying or selling homes, to property management, to real estate development, we have the expertise to meet your needs- and go beyond them.

The WCRE Buyer Rep program gives you the opportunity to partner with a licensed real estate agent who can guide you through the home buying process. We understand that purchasing a home is a big step in a person's life and our agents can provide the expertise and services you need to make it a smooth and successful venture.

Who can participate in the program?

Anyone who is in the market to purchase a home or condo.

What is the cost?

There is no cost to you as the buyer of a property that is listed on a Multiple Listing Service. Typically the Seller of a property pays 100% of the commission and the Seller's Broker splits it between the Seller's agent and the Buyer's agent.

Do I have to buy a certain type of property?

No. You may purchase any residential or commercial property including but not limited to homes, condos, townhomes, commercial buildings, land, etc, as long as it is currently listed on a Multiple Listing Service. If you purchase a home that is For Sale By Owner or not listed through a Multiple Listing Service, you may be required to pay a small fee to your Agent. See Agent for details.

Why should I use a REALTOR® when I could just do it myself?

A REALTOR® offers its buyer clients an array of services tailored to each individual's needs and provided with knowledge and expertise.

Your agent can:

- * determine how much you can afford and explain financing methods
- * tell you what to bring with you when you apply for a loan
- * access Multiple Listing Services to search for properties best suited to your needs
- * arrange for and accompany you to viewings of properties
- * advise you, the Buyer, as to the pricing of comparable properties
- * help you understand real estate values, taxes, utility costs, and municipal services
- * prepare a market analysis on a property of interest
- * assist you in the negotiation of a contract acceptable to you
- * assist you in locating real estate professionals such as mortgage brokers and home inspectors
- * provide the education you need to select the perfect property.



What is the reward?

By participating in this program, the biggest reward you will receive is the knowledge, experience, and expertise of a REALTOR® to guide you through the home buying process. Also, by choosing a William Charles Agent, you will receive cash back at closing up to \$500! See Agent for details.

Call a William Charles REALTOR® today to find out how you can earn cash and find your next home with ease! Call (815) 963-7447 or visit www.williamcharlesrealestate.com.

The William Charles Real Estate Buyer Representation Program offers cash back at closing to buyer clients who purchase a residential property with exclusive buyer representation by a William Charles REALTOR®. Consumer must acknowledge that they are not currently being represented by another agent/REALTOR®/licensee. The William Charles Real Estate Buyer Representation Program complies with the Illinois Real Estate License Act of 2000 and State and Local Fair Housing Laws. William Charles Realty, Inc. is a real estate brokerage licensed with the Illinois Department of Financial and Professional Regulation.

