

Buyer Agent Service



Welcome to the Billyard Buyer Agent Service, we help you buy a property which suits your budget, family and lifestyle.

Overseas and eastern states people may be familiar about using a buyer agent and these days people are far more educated about property. Seriously smart buyers engage an agent to act on their behalf to look after their interest and NOT that of the seller.

Because we specialise and are constantly inspecting and searching for homes for sale in the City Beach and Floreat area, **you may enjoy the benefits of:**

saving time (be kept informed of new homes on the market or inspect homes during the week keeping your weekends free)

ensuring confidentiality (we can now actually purchase a property in our name then transfer it into your name at settlement if you want to remain anonymous)

negotiated purchase with terms & conditions in your favour (price, settlement, subject sales, building reports, termite reports, local legislation requirements & contracts)

knowledge & advice guide to price and oversee any unforeseen property pitfalls

introduce homes for sale before they hit the open market or

introduce homes for sale by private invitation only from owners seeking off the market transactions. (We can target selective homes or unearth introduction only homes that are not on the market.)

“Once there is agreement, the management of relationships and outcomes become dramatically easier. *Without agreement, management of anything is too often fuzzy, awkward, frustrating and ineffective.*”

You need to be registered for our service with a written agreement which sets out the duties we are to perform on a Standard REIWA document (Real Estate Institute of WA). Yes the buyer pays the agent a success fee. (We do NOT seek a conjunction with another agent)

Not all real estate agents can deliver a service as a specialist buyer agent. If real estate agents earned their income from buyers then buyers would receive unbelievable service.

In the past, buyers experienced most real estate agents do not call them back, keep them informed or are not willing to search and find a property which suits their needs.

The Real Estate & Business Agents Act stipulates that when an agent introduces a buyer to another agents' listed property as a conjunctive agent, the agent is working in conjunction. And here is a strong point of difference, by Law, if they introduce a buyer as a conjunctive agent they also take on the rights and responsibilities of the selling agent and that means they are to act in the best interest of the seller. NOT the Buyer. This is because the seller is the principle and the principle is paying the success fee in accordance to their written agreement.

for confidential advice, email your contact details or call direct on 0419 285 860