

. . .Because it's About YOU!!!

Whether you are buying or selling real estate, I can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Under Ohio law, **Selling Brokers** have an agency agreement with Sellers of listed property. This means they work for and represent the best interests of a Seller. With that in mind, many Buyers now desire their own agency agreement with an agent working for and representing a Buyer's interests.

Representing both a Buyer and Seller at the same time on the same property is currently legal in many states including Ohio and is known as **Dual Agency**. This arrangement with an agent allows that agent to represent two different parties at the same time whose goals and interests may be adverse. This will require the knowledge and consent of all parties. The agent may not negotiate nor advocate on behalf of either party.

Today's Buyers often want their own **Buyer's Agent** representing, advocating, and negotiating for them alone and on behalf of a Buyer's sole interests. An agent working for a Buyer will show Buyers any and all property listed along with properties that may not be currently listed, but still available as For Sale By Owners. Buyer's Agents are typically paid through cooperative arrangements with Selling Brokers who participate in Multiple Listing Services. With this cooperative effort of brokering real estate, it normally will not require a Buyer to pay any additional funds by having their own agent working on their behalf.

Testimonials

*I am not an **Exclusive Buyer's Agent** which means I do represent Sellers at times.
I will notify you immediately of any prior agency relationship when you inquire about one of those represented properties.*



**Belinda Augustus, Realtor®, ABR®, e-PRO, Resort
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Your First Choice in Hocking Hills Resort Home Sales

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