


# What is a Buyer's Agent Anyway?

***Relocating to the Denver Metro Area or just want to move and are confused where to start? And what is a Buyer Agent anyways?***

Looking for a new home can be a daunting process, especially if you're new to the area or state. I know, as I've done a few intrastate moves in Florida, as well as two out of state moves with three small children (Florida to Illinois, then Illinois to Colorado). How do you even begin?

For most people, they'll look at areas that are within a reasonable drive to their job, or close to family or friends. Then you try to find areas that have good schools, are within your price range, taxes aren't too high, neighborhoods that have shopping and restaurants close by, an easy drive to the airport if you travel for your job, or you want to be closer to the mountains for winter skiing, etc etc. The list goes on and on... How do you narrow it down? Enlist the help and resources of a Realtor/Buyer Agent. 

A Realtor with knowledge of areas and neighborhoods that you're interested in can help you navigate and narrow down your options much faster than you are able to do on your own. When you work with a Buyer Agent you will have access to real-time MLS listings, not old information that is often found on syndicated sites. We will set up and accompany you to showings, recommend an offer price and submit the offer on a property when you're ready, get you through inspection, appraisal and any other issues that may arise, and walk you through the process all the way to closing.

The biggest advantage to you is that you have a Realtor who is an advocate for you, is working for you and has only your best interests in mind, and it doesn't cost you anything. The

commission is usually paid by the seller; so why not have professional representation?

I recommend that you find 2-3 Realtor/Buyer agents that are familiar with the areas you're interested in, then meet with them for coffee or lunch, and you should get a good feeling about which one understands your needs, who will do the best job for you, and who you "click" with. The buying process can be a long one and you could potentially spend hours and hours with this agent, so pick one that you get along with so you can build a solid working relationship.

If you need a Buyer Agent in the South Denver Metro Area, including Aurora, Parker, Castle Rock, Centennial, Littleton, Highlands Ranch or South Denver, give Osgood Team Real Estate a call. We will work tirelessly to help you find the perfect home!

303-810-5757