Buying a Home? Let's Make It Simple.

What I do for you — and why we review a Buyer Representation Agreement

With more than 20 years of real estate experience in Northwest Ohio, I help you make informed decisions, communicate clearly and navigate the purchase from our first conversation through closing.

What I Do for You

Find the right property. We'll discuss your priorities, explore homes and communities, and arrange showings.

Understand the market. I'll review comparable sales and local competition to help you evaluate price and value.

Prepare and negotiate. I'll explain offers, contingencies, earnest money, inspections, appraisal, closing and possession, then negotiate based on your goals.

Navigate inspections. I can provide several inspection company options; you choose whom to hire. We'll discuss the findings and your options.

Keep the transaction on track. I'll monitor contract deadlines and coordinate the real estate process. Your lender handles financing and the title company handles title and closing.

Why Am I Being Asked to Sign?

August 17, 2024: New nationwide REALTOR®/MLS practice requirements took effect following the National Association of REALTORS® settlement. Agents working with buyers under these rules must have a written buyer agreement **before touring homes together**—not a new agreement for every home.

October 24, 2024: Ohio House Bill 466 made written agency agreements a statewide requirement for licensed agents representing clients in residential transactions. Ohio law and REALTOR® touring rules have distinct requirements.

The changes followed lawsuits challenging longstanding commission practices and were designed to increase transparency and choice. **Sellers are not automatically required to pay a buyer's agent.** Brokerage compensation is negotiable and can be paid by the seller, listing brokerage, buyer or another party.

Can I View a Home Without Signing?

You may attend an open house independently or arrange a viewing directly through the listing agent, subject to the seller's approval. The listing agent represents the seller unless a different agency relationship is established. If we tour homes together as your buyer's agent, a written agreement is required beforehand.

What Does Our Agreement Mean?

Representation and length: The attached Northwest Ohio REALTORS® form establishes exclusive representation for the dates and market area we agree upon.

Can I end it? Either party may terminate by written notice, with the form's termination steps. Some obligations may continue, including its protection-period provisions.

Who pays? Commissions are fully negotiable and not set by law. If another party pays less than the agreed fee, the form may make you responsible for the difference. Other fee provisions, including certain breaches, also apply. We'll review these before signing.

Let's Start With a Conversation

Whether you're ready to buy or simply exploring your options, I'm happy to answer questions and help you plan your next steps.

Deanna Miller, REALTOR® | Harmony Realty Group | **419-966-4059**

DeannaMillerSells.com | Make it a Great Day!

Educational overview only; not legal advice. The signed agreement controls. You may consult an attorney. Source: Ohio Department of Commerce buyer representation FAQs and Ohio HB 466.