BRYAN REALTY
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Your advocates. Your agents.®

OPENING DOORS *Together.*



YOUR MONTHLY GUIDE TO
HOMEOWNERSHIP WEALTH AND COMMUNITY

NEW CONSTRUCTION: DO I STILL NEED A REALTOR®?

THE BUILDER HAS A SALES AGENT. YOU DESERVE YOUR OWN ADVOCATE.

New construction can be exciting—but many buyers assume the builder's agent is looking out for their best interests. The truth? Their loyalty is to the builder. Having your own REALTOR® by your side ensures your interests come first.

THE BUILDER'S AGENT VS. YOUR REALTOR®

BUILDER'S AGENT		YOUR REALTOR®
Represents the builder's best interests.	VS.	Represents your best interests—always.
Works to get the best price for the builder.		Negotiates the best price, incentives, and upgrades for you.
Highlights the benefits of the community and builder.		Provides an unbiased perspective and expert guidance.
May not disclose negotiation opportunities that could benefit you.		Protects you, reviews contracts, and looks for hidden costs.

THE BOTTOM LINE

The builder won't pay more because you have a REALTOR®—and in most cases, the builder pays your agent's commission. You get expert representation, at no extra cost to you.

Why go it alone when you can have an expert on your side?

HOW A REALTOR® HELPS WITH NEW CONSTRUCTION

NEGOTIATES THE BEST DEAL
We know current incentives, builder flexibility, and how to get you the most value.

REVIEWS CONTRACTS
We break down the fine print so you know exactly what you're agreeing to.

SPOTS UPGRADES & OPTIONS
We help you prioritize what's worth the investment—and what's not.

SAVES YOU TIME & STRESS
We handle the details, deadlines, and communication so you can enjoy the process.

PROTECTS YOUR INVESTMENT
We ensure quality, deadlines, and repairs are addressed before you close.

THINGS TO WATCH OUT FOR IN NEW CONSTRUCTION

HIDDEN COSTS
Lot premiums, upgrade packages, and fees can add up fast.

CHANGING TIMELINES
Delays happen. We help you understand the realistic timeline.

SELECTION DEADLINES
Missed deadlines could mean limited options or additional costs.

QUALITY CONCERNS
We're there for inspections and to ensure your home meets standards.

APPRAISAL RISKS
We help make sure the appraisal supports the agreed price.





LET'S BUILD SUCCESS TOGETHER

From the first tour to the final walkthrough, I'll be with you every step of the way—advocating for you and making sure your new construction experience is smooth, informed, and rewarding.

Let's open the door to your new beginning.

QUESTIONS TO ASK YOUR BUILDER

- What incentives are currently available?
- What's included in the base price?
- Are there lot premiums or extra fees?
- What is the estimated timeline?
- What happens if there are delays?

Let's open the door to your next chapter.

Our local experts are here to help you navigate every step of the home buying process with confidence.
Let's make your move together.

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All information deemed reliable but not guaranteed and should be independently verified.