ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

HEY, REAL ESTATE BROKERS!

Looking to reduce risk, improve compliance, client satisfaction, and closed sales?
You need the BEST

What is the BEST program?

The Balance Equals Success for your Team (BEST) program is designed to foster the growth and success of real estate brokers and their agents, while also protecting commissions and avoiding lawsuits, intervention from regulators, and consumer complaints.

AGMB works with real estate brokerages (and their managers, in-house attorneys, and agents) in a collaborative fashion to create an all-encompassing program which focuses on balancing and integrating a real estate broker's marketing and sales platforms with proven risk mitigation and compliance strategies and techniques.

What the BEST program offers:

✓ **AGMB Legal Hotline**
- Available 24/7
- Ideal for managers who are overwhelmed with the need to support their agents and answer many complicated, complex questions and scenarios

✓ **Training**
- Continuing education classes provided through the AGMB Training Center, Ltd., covering topics such as fair housing, advertising and marketing regulations, code of ethics, 1031 exchanges, conducting due diligence, and more

✓ **AGMB Method**
- A real-world approach to help ensure professionalism, completeness, and compliance with laws and regulations while conducting transactions

✓ **Compliance and Risk Mitigation**
- Agreement review
- Advertising and marketing review
- Insurance review
- Audits
- New laws and regulations
- Policies and procedures tailored to your business

✓ **New Market Integration**
- Legal advice on the various local customs, laws, rules, and regulations which apply to different geographic locations, real estate boards, and listing services

✓ **Incubation of new real estate brokerage businesses and participants in the industry**
- Advice, guidance, and access to the real estate brokerage industry

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Who we are:

AGMB maintains a full-service residential real estate practice group dedicated to smart, practical and cost-effective counsel. We represent clients who seek the sophistication of a large law firm and the attention of a "personal" lawyer all bundled in a cost-conscious, results-focused package. AGMB has extensive experience in all phases of residential real estate transactions, including acquisitions and sales and lease negotiations. We work as a team and, therefore, are available to our clients twenty-four hours a day, seven days a week. Our closing process involving a typical acquisition and sales transaction is detailed below.

What we do:

Purchase Closing Process:

1. Due diligence: Review of board minutes, building financials, offering plan and other important documents
2. Negotiation of contract of sale
3. Title and lien search
4. Coordination of loan commitment
5. Preparation for closing
6. Attendance at closing, review, and execution of closing documents
7. Post-closing file delivery

How we work:

- We work as a team and, therefore, are available to our clients 24/7. Our overriding mission is based on "respurgency," the combined qualities of being immediately responsive and taking all actions necessary with a sense of urgency. Although there are things we cannot control, our responsiveness, professionalism, and knowledge are things we can.
- Purchasing a home should be an enjoyable and rewarding experience! From the moment we receive a file, we guide our clients and strive to create a smooth, non-adversarial transaction.

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