

FREE GUIDE

WHAT IS A PROPERTY BUYERS AGENT

"An **unbiased** and **independent** professional guiding you throughout the process of **buying a property**"

TELDMANN - BARBADOS BUYERS AGENCY

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PROPERTY BUYERS AGENTS

ALSO REFERRED TO AS A 'BUYERS ADVOCATE'

DEFINITION

"An **unbiased** and **independent professional** guiding you throughout the process of **buying a property**"

WHAT IS A PROPERTY BUYERS AGENT?

Buyer's Agents, also known as Buyer's Advocates, are licensed real estate professionals who specialize in searching, evaluating, and negotiating property purchases exclusively on behalf of the buyer, typically for a fee

A distinguished Buyer's Agent is devoted exclusively to discerning home buyers and astute property investors, representing their interests with absolute dedication in the acquisition of premier residential and commercial real estate. Unlike traditional real estate agents who are committed to advancing the seller's interests, an exclusive Buyer's Agent serves as the buyer's trusted advocate—dedicated solely to securing the most exceptional opportunities with discretion and advantage.

WHY USE A PROPERTY BUYERS AGENT?

An exclusive Buyer's Agent is a distinguished, licensed professional engaged solely by the buyer and compensated directly for their advocacy. Operating with independence and impartiality, they deliver discerning clients exceptional discretion, strategic guidance, and privileged access to market opportunities often unavailable to the public.



WHAT WE OFFER

We provide a complete end to end service. But we can also simply be engaged to assist with part of the process or bid on your behalf at an auction.

- Property **search**
- Property **shortlist**
- Buying **strategy**
- Property **inspections**
- Evaluate and perform **due diligence** on a property
- Property **price appraisals** or provide CMA (Comparative Market Analysis) reports
- **Negotiation** on behalf of the buyer
- **Auction bidding**
- Assistance with **pre and post-settlement**
- **Vendor advocacy** we can also offer advice to people selling. This can include agent selection, styling and marketing support.



EXPLORE THE BENEFITS OF ENGAGING US

Save time and claim your weekend back.

We take care of searching for and analyzing properties on your behalf. With a full-time professional managing the process, transactions are typically completed more efficiently and within an average of 4–6 weeks

 **Get valuable local knowledge.** Our experienced property buyers are local experts with in-depth knowledge of the area. Their insight into which developments to pursue—and which to avoid—can make all the difference in securing a successful purchase.

 **Tailored service.** We take the time to understand your unique brief and goals, ensuring we identify and secure the right property in the right location—whether it's your forever home or an investment chosen for strong capital growth potential

 **Receive accurate appraisals** to gain a clear understanding of the property's true market value, providing the knowledge needed to make informed and objective decisions

 **Access pre & off-market properties.** Our trusted network of contacts within the industry ensures that we can provide exclusive access to properties that meet your criteria before they hit the market.

Since 2015, Teldmann has been exclusively representing buyers on Barbados' prestigious Platinum Coast and South Coast. Guided by integrity and discretion, we remain the island's sole dedicated buyer's agency—delivering unrivalled local expertise, absolute transparency, and an unwavering commitment to client success

- **Get the latest market info** We deliver accurate, up-to-date insights on market value and growth potential across every parish and development in Barbados. As seasoned property professionals, we offer expertise that goes far beyond casual market browsing.
- **Have your own advocate** A dedicated advocate focused solely on your best interests—an impartial professional guiding you through every stage of the purchase. With deep market insight and proven strategies, we ensure you secure the right property at the right price.
- **Negotiate** the most favorable price and terms. With established relationships across leading agencies and extensive transaction experience, we bring valuable insight into how to navigate each deal effectively.
- **Leverage a network and** access to a curated network of distinguished professionals—from leading mortgage brokers and top-tier attorneys to trusted building inspectors and elite local trades and suppliers

READY TO ENGAGE A PROPERTY BUYERS AGENT?

Here are our **top 5 tips** before you engage a buyers agent.

- **Full-Time Agent or Agency.** Work only with a full-time property buyers agent.
- **Experience.** Property is the most valuable asset you are likely to purchase in your lifetime, so make sure you use an experienced professional. Check Google and Facebook reviews to ensure their credibility.
- **Check licensing and accreditation.** Your property buyers agent must be licensed to operate. Make sure you work with only those with the relevant licensing.
- **Check Affiliations.** Buyers agents can also be affiliated with industry bodies or organisations with a set of standards or code of conduct such as BEAVA (Barbados Estate Agents & Valuers Association Inc). It pays to consider these affiliations when choosing a service to use.
- **Avoid** a Buyers Agent who claims to Buy and Sell in the same market.

NEED MORE INFORMATION?

About what or how we can help you secure a property sooner?

Head to our website **Teldmann.com** or give us a call on **1246 571 2297**



LICENSED & ACCREDITED BARBADOS PROPERTY BUYERS AGENCY



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