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Understanding The Corporate Buyer

By C.J. Hayden

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by: **C.J. Hayden**

Selling your services to corporations is an attractive proposition. The contracts are larger than with small businesses and individuals, and often longer-term. There's the possibility of repeat business worth many billable hours at respectable rates.

But the best clients are not always the easiest to get. If you don't grasp the realities of the corporate environment, you may sabotage even a hot lead. Here are five important keys to working with the corporate buyer.

1. Managers are busy. This is just as true in economic downturns as during a boom. When business is slow, unnecessary employees get laid off. The people left behind have to pick up the slack.

Busy people ignore unsolicited email and letters, and will not return your phone calls. Even when you are in the final stages of closing a deal, your contact may not return your calls for weeks. If you accept this as normal behavior instead of obsessing about how you may have caused it, you will sleep better at night and use your daylight hours more productively.

2. Hot buttons open doors. If you want to capture the interest of a busy person, you need to tell them exactly how you can help them. Calling just to introduce yourself will not get their attention.

What do the people in your target market perceive to be the greatest problems they face, or the biggest goals they wish to achieve? Ask these questions of the people you serve and the other businesspeople who serve them. Read trade literature or special interest publications and educate yourself on the key issues in your marketplace. Then tell your prospects in every communication how you can help address these needs.

3. Every choice must be justified. When you sell to the owner of a small business or to an individual for his or her own use, your buyer is free to make purchasing decisions based on instinct, whim, or gut

feeling. But every corporate sale must be justified to someone else in the organization.

A supervisor must justify choices to a manager, the manager to an executive, the executive to the CEO, the CEO to the board, the board to the shareholders. Each one of these people wants to look good to the next link up the chain, and dreads making a public mistake. If you want your sale to go through, you need to provide your contact with EVIDENCE why you and your solution are the best choice.

4. The bottom line rules. When you provide your evidence, it had better include dollars and cents. If you are more expensive than your competition, what added value will you provide? If hiring you will cost more than solving the company's problem in some other way, what tangible benefits will they receive that make the added expense worthwhile?

Individuals and small businesses buy services in the category of nice-to-have, often to improve their

quality of life or that of their employees. Corporations, especially in lean times, don't. You must sell them something they actually NEED and prove how it will enhance their bottom line. Real-life examples of results at other companies can speak volumes. Illustrations with charts and graphs are more convincing than any brochure.

5. No budget; no project. Even when the company needs what you have and thinks you're the best one for the job, the deal won't go through if there's no money in the budget. You can ask your contact to try for a budget variance, but no budget usually means your project will be deferred until the next fiscal year.

Always ask if the client has a budget at the first meeting. Don't necessarily expect them to tell you how much it is — price negotiations will come later. But if your contact can't answer budget questions, it's also a strong clue you are not talking to the decision-maker.

C.J. Hayden is the author of *Get Clients NOW!* Since 1992, C.J. has been teaching business owners and salespeople to make more money with less effort. She is a Master Certified Coach and leads workshops internationally. Read more of her articles at

Protect Your Self When Buying A Home: Get A Buyer's Agent

By Real Estate Pros

If you're considering buying a home, condo or other type of real estate, then you should know about the benefits of having a buyers' agent. Buying real estate is a complex process with many details that need to be accomplished. The sole responsibility of a buyer's agent is to only represent the buyer's interest in a transaction.

When dealing with a Real Estate Agent, it is important to understand whom they represent before starting any substantive discussions. In some cases, an agent represents only the buyer (called a

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buyer's agent), or only the seller (called a seller's or listing agent), and in rare circumstances, a single agent may represent both parties (known as a dual agent).

Understanding whom an agent represents can help homebuyers avoid some common mistakes. Take the example of a situation where homebuyers visit an "Open House" by themselves, and without an agent to represent them. In most cases, the person who greets them at the home or condo is the seller's real estate agent. The goal of the seller's agent is to get the best price and most favorable terms for the home seller. Any information revealed by homebuyers in conversations with the seller's agent is likely to be used in by the seller's agent to help the seller. For example, if a buyer inadvertently revealed that they "loved the home" and were willing to "do what it takes to get the house," then the seller would have sensitive information that would give them an advantage in price negotiations. While this is an extreme example, its not uncommon for buyers to inadvertently reveal sensitive information that actually diminishes their ability to negotiate the best deal.

The responsibility of a buyer's agent is to solely represent the interests of a home buyer. Research conducted by the National Association of Realtors suggest that when a home buyer uses a buyer's agent, prospective buyers saw more properties and found a home faster then when an agent was not used.

A buyer's agent should serve as your guide throughout the entire home buying process. The kind of services you can expect from your buyer's agent include:

- 1.Understanding your home needs and requirements.
- 2.Helping you identify what you can afford.
- 3.Helping you prepare information needed to pre-qualify for a home loan and help you obtain financing.
- 4.Identifying properties for you to visit that meet your needs and requirements.
- 5.Accompanying you on property visits and showings.
- 6.Advising you about any known defects or problems with a property or neighborhood.
- 7.Advising you about an offer price and other terms contained in an offer to purchase a property.
- 8.Preparing and presenting your offer to the seller or their agent and negotiate on your behalf to get the best price and terms possible.
- 9.Provide you relevant referrals for attorneys, movers, trade professionals home inspectors, etc.
- 10.Serve as your guide for information throughout the entire home buying process.

While all the services a buyer's agent provides is beyond the scope of this discussion, the list above identifies the major benefits that a buyer's agent should provide. In many states, the commission or fees charged by a buyer's agent is actually paid by the home seller, so there is no reason that a buyer should not take advantage of this free service. In less common situations, a buyer may directly pay for the services of a buyer's agent. Be sure to clarify this issue when discussion representation with a

buyer's agent.

If your considering buying a single-family home, condo or any other type of real estate, then consider getting represented by obtaining the services of a buyer's agent.

Message delivered directly to members of the group:

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Please consider this free-reprint article written by: Real Estate Pros

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