



SEIDER
REALTY TEAM

YOUR LOCAL ZILLOW PREMIER AGENT
BEFORE YOUR SHOWING

A Few Minutes Before We Meet

You just booked a showing on Zillow, and you are looking at new construction. Here is who you are about to meet, how builder deals actually work, and how we track incentives across the corridor so you do not leave money on the table.

YOUR LOCAL ZILLOW PREMIER AGENT

Pete Seider

Your local Zillow Premier Agent for South Austin to San Marcos.

I got my start in real estate in 2011 in Dallas, then moved to Austin in 2014 to sell new construction directly for builders. Over the next several years on that side of the table, I closed more than \$150 million in transactions and helped more than 500 families into new homes across this same South Austin to San Marcos corridor. I became a licensed Texas REALTOR® in 2019. My approach since then is straightforward: service first, a clear process, and staying focused on your goals rather than the transaction. I run this business with my wife and business partner, Eugenia Caballero, and we are parents to two daughters, which is a big part of why we treat every client like family.

Requesting a showing does not sign you up as a client. You are free to work with any agent, or no agent, and I will tell you that directly if you ask.

2011

Started in real estate, Dallas

2014

Moved to Austin, began selling new construction for builders

2019

Licensed Texas REALTOR®

\$150M+ / 500+

Builder-side transactions closed, representing the builder

5.0

★★★★★

Backed by a 5.0-star team on Zillow

I work under Ascend Group at LPT Realty, a Zillow Top Agent team rated 5.0 stars across more than 1,176 verified reviews.

TOP AGENT ON ZILLOW

1,176+ REVIEWS

297 SALES, PAST 12 MONTHS

Zillow rating and review count reflect Ascend Group at LPT Realty, the team I work under.

BUILT FOR NEW CONSTRUCTION BUYERS

South Austin to San Marcos

This is my home turf, real estate expertise applied to this corridor, every day.

What I focus on for new construction buyers

- New Home Dispatch, my own research desk tracking builder incentives across the corridor
- How to read a builder incentive offer, and what is actually negotiable
- Using the builder's preferred lender versus shopping your own rate
- Walking the model home with someone who worked builder-side before becoming a REALTOR

This is my home turf. What you are hiring is not just local knowledge, it is real estate expertise applied to this market every day, inventory levels, absorption rates, and the macro and micro trends moving the broader market and this corridor alike. It is not the only area I work, but it is the one I know most intimately, and years on the builder side made me a sharp, disciplined negotiator, focused on protecting your dollar at every stage of a deal.

Buda

78610

Kyle

78640

San Marcos

78666

South Austin

78744, 78745, 78748, 78749

Southwest Austin

78739, 78747

THE ADVANTAGE

I treat clients like family. That is simply how I run this business, service first, always. I track this market every day, inventory, absorption rates, and pricing trends, using data and technology, including AI-driven analysis, through New Home Dispatch, the independent research publication I run, to spot shifts before they show up anywhere else. None of that means anything without a clear process: before anything else, I get clear with you on your goals, then build a straightforward plan to reach them, so you always know what is happening and why.

YOUR REPRESENTATION AT THE MODEL HOME

New construction is still one of my specialties. I know which parts of a builder's contract are standard and which are actually negotiable, and their onsite agent represents the builder, not you. Registering with your own agent before your first visit to a model home is usually what protects your ability to have representation at all, at typically no extra cost to you.

I work alongside Eugenia Caballero, a bilingual, licensed Texas REALTOR® (License RE673651) with her own builder-acquisitions background, for Spanish-speaking buyers and relocating families.

NEXT STEPS

From today's showing to your closing table

TODAY

- **Today's showing.** No commitment, just a real look and an honest read on the home.
- **Build your game plan, then keep looking.** So we get clear on your goals and your numbers, and we keep looking, on Zillow and off it, until it is actually the right fit.

TO THE CLOSING TABLE

- **Offer, option period, inspection.** A competitive offer priced from real comparable sales, then your chance to verify everything before you are locked in.
- **Closing.** Typically 30 to 45 days from an accepted offer. I walk you through every step of it.

START

CLOSING TABLE



- **Fast response.** Most showing requests get a same-day reply, often within the hour.
- **Sharp on negotiation.** I track this market closely enough to know what is standard and what is actually negotiable, builder incentives included.
- **No cost to you as a buyer.** I am not going to make you pay my commission, that is not something I bill to you.

? Do I have to sign anything today?

Yes, but a short one. As of January 1, 2026, Texas law requires a signed agreement before any agent can show you a home or give you real estate advice, so you know upfront that whoever is walking you through a house is legally required to look out for you. For today's showing, that is usually a simple one-property agreement covering just that visit, not a long-term commitment. If we decide to keep working together after that, I will walk you through a full buyer representation agreement then. Either way, it is nothing to stress about today.

? What if I already have an agent?

Just let me know. If you are already under a current, signed agreement with another agent, I am not able to step in for today's showing, that is exactly what the agreement is there to protect. If that ever changes, reach out, no hard feelings either way.

? Does using an agent cost me anything?

No. I am not going to make you pay my commission, that is not something I bill to you. Compensation is negotiated as part of the deal, typically covered by the seller, and the exact terms are always spelled out in writing before you ever sign anything, so you will never be surprised by a number.

? Can I still look at other homes, on Zillow or elsewhere?

Yes, always. I will also set you up on saved searches so new listings hit your inbox the moment they go live, and work my network for coming-soon and off-market opportunities before they ever hit Zillow. I am not exclusive unless and until you decide you want me to be.

REACH ME DIRECTLY

pete@peteseider.com · (512) 363-3049 · peteseider.com



See you at the showing.

Read what is useful here, then tell Pete and Eugenia honestly what you thought after. You will get a straight answer, no pressure.

pete@peteseider.com

(512) 363-3049

peteseider.com

Pete Seider & Eugenia Caballero, Seider Realty Team, powered by the Ascend Group at LPT Realty. Equal Housing Opportunity. This guide is general information, not tax, legal, or financial advice. TREC Information About Brokerage Services · TREC Consumer Protection Notice.