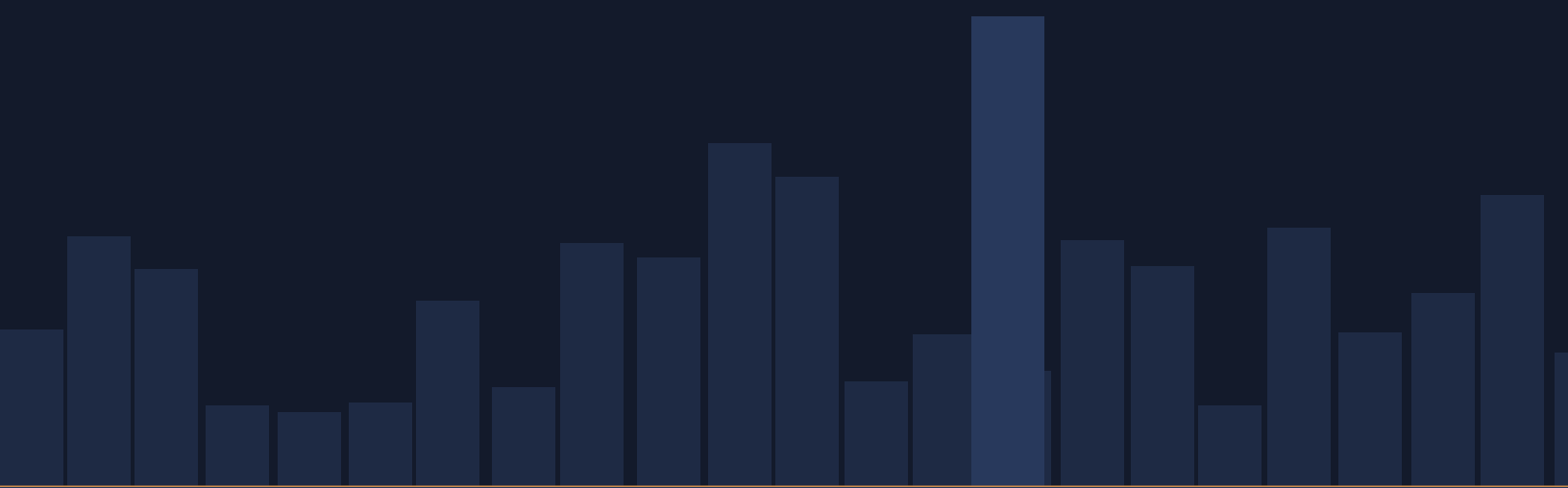




**SEIDER**  
REALTY TEAM



**YOUR LOCAL ZILLOW PREMIER AGENT**

BEFORE YOUR SHOWING

# A Few Minutes Before We Meet

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You just booked a showing on Zillow, and you are looking at an existing home. Here is who you are about to meet, what actually matters on a resale purchase, and how we work together, before you ever set foot in the house.

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 RESALE 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 resale buyers**

- Reading a listing the way an appraiser and inspector will, before you write an offer
- Competitive offer strategy in a multiple-offer situation, without overpaying to win
- What a home inspection on an existing home actually uncovers, and what is worth negotiating
- HOA documents and resale disclosures, and what they actually mean for you

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.

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 in the vast majority of transactions.** Commission is customarily paid by the seller, not the buyer.

## ? Do I have to sign anything today?

No, not for a first showing. Texas law was recently updated to protect buyers, once we go beyond that first look and I start actively helping with your goals, I will ask you to sign a short, simple agreement. It protects your right to representation, and it is nothing you need to worry about today.

## ? What if I already have an agent?

Just let me know. Today's showing will be credited to your agent, no conflict, no hard feelings.

## ? Does using an agent cost me anything?

In most transactions, no. Commission is customarily paid by the seller, so having your own representation typically costs you nothing extra.

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

Yes, always. 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](mailto:pete@peteseider.com)

(512) 363-3049

[peteseider.com](http://peteseider.com)