

CHECKLIST: RURAL UTILITIES & SERVICES EDUCATING BUYERS

Real estate professionals should educate their buyers about utilities and services when representing buyers interested in purchasing rural residential properties. The following checklist identifies some items real estate professionals should discuss with their buyers about rural utilities and services. It is not an exhaustive list of all utility and service-related matters that may relate to a potential real estate transaction, but is provided to assist real estate professionals in their rural residential practice.

WHEN REPRESENTING BUYERS	Done
Educate buyers about electrical utilities	
Electrical companies	
Electrical cooperatives	
Availability	
Electrical installation costs	
Educate buyers about heating utilities	
Natural gas	
- Service area	
- Natural gas companies	
- Natural gas cooperatives	
• Propane	Ш
- Availability	
- Tank	
• Oil	
- Availability	
- Tank	
- Issues with tanks	
• Electricity	
• Wood	Ш
- Availability	
- Ongoing effort	
- WETT certified inspection	
• Coal	
- Availability	
- Environmental concerns	
 Legislative restrictions 	
Alternative energy utilities	
- Solar energy	
- Geo-thermal	
- Wind	
Educate buyers about telecommunication utilities	
 Accessibility 	
• Cost	
Reception	
Educate buyers about emergency services	

WHEN REPRESENTING BUYERS	Done
Time consideration	
Educate buyers about other services	
• Waste	
• Mail	
• Transportation	