



basic logo

## *Professional Real Estate Services*

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### **Free MLS input: from SellersNet.com**

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Congratulations for taking the first step in a revolutionary Real Estate service.

Here is the process:

Charges: You would only pay the commission that you offer a buyer's agent that brought you an acceptable offer. If you decided to engage us - At your option, we would assign an agent to negotiate, consult, and do the paperwork, for a flat fee of \$1595.00 at COE (Close of Escrow). This will save you thousands, while you will still receive professional Representation.

- Before we input your listing you need to read and approve this for our records, please send to [info@sellersnet.com](mailto:info@sellersnet.com) or fax to 949-315-3268
- We will input your listing and email a copy for you to review/request changes, additions etc. once you approve it, we will make it active on the MLS.
- We cannot have your phone in the public comments, as point of contact. That is against MLS rules, and it is a privacy issue as well. It will be in the agents comments, they will call you direct, to set up a showing, and ask questions about the property.
- Pictures: We cannot make active without at least one picture, the front of house, Limited to 20
- Any changes need to be emailed for our record and will be completed within 24hrs.
- If you receive and accept an offer without us knowing, we need to be notified so we can put as pending or back up status. When it closes, we need to be notified again to update status. The MLS fines us if we do not. We really recommend you engage us to prequalify, negotiate, and handle all the paperwork and disclosures. If you do not do this every day, it will probably cost you much more, than our flat fee, by entering escrow with a buyer that will not close or not handling the paper work correctly. By not engaging us, we are not representing any of your actions, and this agreement would be considered limited to MLS input only.
- As part of our program our sign is required. You are limiting your chances of a sale without. It is against MLS rules to have a "For sale by owner" sign, etc. and agents may not want to work

with you as well. At this time we are not charging for signs, if you have a home owners association, please advise of their guide lines for sign placement.

### **The best advice for a successful sale:**

- Make house show able- sometime agents will be in the area with buyers, and they will call or knock. They may never be there again and may write and offer that day on a property.
- Pets, cooking odors etc. are personal, and don't show well, when showing open up house windows, turn on lights and take the dog for a walk.
- Pricing: Within two weeks your property will be shown on literally hundreds of websites worldwide. If by that time you are not having agents call to set up showings, your house is priced out of the market, period. We know this is an emotional thing, but there is nothing else you can do except lower the price. We recommend 1/2 to 1% rounded to nearest thousand, Every 7-10 days until you have showings. It will be like magic, when you hit that right price, you will have two or more agents call to show, and you will receive offers. If after three showings and no offer, again house price is too high, continue to reduce. This is key, and what we do to sell our own properties.
- A common misconception is that: it is the Listing agents fault (They did not show, market, put out fliers, do open houses etc.) these things are mostly done to appease the seller. We have been doing this for 25 years, and we sell our own properties as well, make no mistake it is a pricing issue period.
- Commissions – we know you want to save money, we all do- however logically; if you have a higher commission, you will have a buyer's agent work harder for the sale, Right? Right. You make the decision. Our service allow you the biggest advantage in the industry – offer more than the house down the street. Example 3.5 %, 4.00%, 5% etc. Guaranteed to sell faster if properly priced, and close on time.

Property address: \_\_\_\_\_

The amount or rate on Real Estate commissions is not fixed by law.

Sellers agree to pay broker, as compensation, irrespective of agency relationship, \_\_\_\_\_ Percent, of the purchase price. Sellers may cancel the listing anytime, But would still be responsible to pay compensation on a buyer, procured by; the Buyer's agent (Selling agent). Sellers Net Inc. reserves the right to terminate this listing, if all MLS and company policies are not adhered.

Sellers name: please print \_\_\_\_\_

Sellers Signature \_\_\_\_\_ date \_\_\_\_\_