



EASY EXIT AGREEMENT

When you list your home through our EASY EXIT Listing Guarantee, you can cancel your listing with us at any time. No hassles... it's just that simple.

Our team has strong opinions about real estate service. We believe that if you are unhappy with the service you receive, you should have the power to fire your agent.

It takes a strong belief in the quality of one's service to make this kind of stand, but we never settle for less than the highest professional standards, high performance, and high quality client service.

We are so confident you will be happy with our service and results, that we have no problem making this kind of claim. That's the simple truth. We always stand behind our service.

The Guarantee

If you are unhappy with the service we are providing you, we ask that you first discuss it with us because we would like the opportunity to improve. Simply tell us the problem, give us 48 hours to attempt to fix it. If you are still unhappy, simply ask for an unconditional release in writing (email is fine), and your listing will be withdrawn from MLS and you will be released within 24 hours from receipt of your request.

Exceptions

If there is a pending or accepted offer, the listing cannot be released. Broker protections as per the listing agreement continue to be in effect as explained on the listing agreement until such time as you re-list with another broker.

Seller

Date

Listing Agent

Date



Seller Satisfaction Guarantees

1. COMMUNICATION GUARANTEE

You will be kept posted on the progress of the sale of your home with an update a minimum of every 2 weeks. Furthermore, your phone calls to our office or your Listing Specialist will be returned by a qualified Team Member within 1 business day.

GUARANTEE: If we fail to update you weekly or return your call within 1 business day, we will pay you \$100 cash.

2. HONEST PROMISES GUARANTEE

Guarantee #1 is a good example. We are not going to wildly promise you the moon and stars to get your business. We will tell you what we can and will do, exactly how we operate, as well as what we will not do, up front, in clear language. When we list your home, we will give you a detailed Seller Performance Agreement in writing.

GUARANTEE: If at any time, we fail to honor that agreement, we will pay you \$500 cash.

3. REALITY BASED SELLING PRICE RANGE

We will not promise you a selling price for your home that is unrealistic. We will review real time market statistics and will prepare a custom Equity Evaluation for your home in order to determine a pricing strategy in line with market forces. We never play the 'bait n switch' game of promising to get you an unrealistic price just to get your listing. Unfortunately, this goes on all the time in our industry.

GUARANTEE: For every \$5,000 we sell your home for, below the agreed upon price range, we will pay you \$200 cash (up to a maximum of \$1,000).

4. REALITY BASED TIMETABLE

We implement a comprehensive marketing program to sell your home. Our 151 Step Marketing System is designed to drive demand for your home and have it stand out against the competition. We will set a "target range" for the timing of the successful contract for your home. In many cases, we will sell your home faster.

GUARANTEE: If we fail to get an offer within 90 days from the MLS activation date, we will pay you \$100 for each week after that date (up to a maximum of \$500).

5. HONEST PRESENTATION OF EXPERIENCE AND TRACK RECORD

Most agents will promise the world when it comes to securing a listing and their track record doesn't back up their claims. Everything stated about our company throughout our marketing materials is accurate and factual.

GUARANTEE: If you can demonstrate any false statements, we will donate \$500 to your charity of choice.

6. QUALIFIED BUYERS GUARANTEE

Our marketing systems and consumer programs automatically sift and sort out the most qualified buyer prospects for your home. We will not ask you to leave your home and allow us to show it to one of our Buyers unless they have been pre-qualified to buy your home and are genuinely interested in your homes' features. We will not just give lip service to "Only Qualified Buyers Need Apply" for your home.

GUARANTEE: If we ever show your home to a buyer who later tells us that they cannot afford your home, we will pay you \$500 cash.

Note: Maximum Brokerage contributions made by our company at closing not to exceed \$1,000. Any and all contributions paid upon close of sale provided House Facts Realty, LLC was the Listing Agent at closing and is receiving a sales commission. Payment shall be made by a reduction in sales commissions due to House Facts Realty. For Guarantees 3 and 4, House Facts Realty and Seller must agree on pricing strategy in advance of listing home for sale.



Seller Performance Agreement

We, the undersigned, guarantee that once you have chosen to participate in the **“Maximum Value, No Hassle” Home Selling System**, we will immediately activate our exclusive marketing system. Upon activation, we will keep you updated on the status of these systems, and if at any time we fail to honor this agreement, we will pay you a \$500 penalty on closing.

Once you have listed your home for sale with our team, the following strategies are incorporated into your home’s personalized Marketing Program:

- You will receive a call from our Listing Client Care Coordinator within 2 business days, discussing next steps to get your home on the market.
- Our marketing and advertising plan for your home will be designed and launched within 2 business days.
- Your home will be listed on the Multiple Listing System within 2 business days after we receive photos and necessary documentation and approval from Seller.
- The ad copy for your home will be written within 2 business days after we receive photos and sent to Seller for comments.
- Our exclusive For Sale and “Take A Look Inside” signs will be placed within 3 business days.
- The photo(s) of your home will be taken by our professional photographer within 3 business days (contingent upon home readiness and seller’s scheduling).
- The lockbox will be placed on your door within 3 business days.
- The property brochure will be delivered to your door within 3 business days of going Active in MLS.
- Our entire team of sales representatives will be introduced to your listing at our weekly sales meeting.
- Your calls to our office will be returned within 1 business day.
- All agents who show your home will be contacted within 1 business day for their feedback (with 3 total attempts).
- Your property will be included on 5 separate websites within 3 business days of going Active in MLS.
- Your home will be promoted 24 hours a day complete with its own 4-digit code within 3 business days.
- Your home will be emailed to our database of prospective buyers that match your home’s criteria within 1 business day.

Seller _____

Date _____

Listing Agent _____

Date _____



VIP BUYER LOYALTY AGREEMENT... AS YOUR BUYER SPECIALISTS, WE WILL

- Secure the best financing program for your specific situation with the lowest interest rate and least expensive closing costs. Have a pre-qualification/approval certificate generated to give you the best competitive advantage and purchase negotiations.
- Provide you with regular updates from our Home Hunter Service of all the new properties that match your home criteria, so you can drive by and determine which properties you actually want to see.
- Arrange a private showing of any property you want to see including the new construction, bank owned, and for-sale-by-owner (FSBO) properties.
- Discuss the best strategy for making an offer as well as financing terms, interest rates, cost to close, possession date, inspections, termite/pest/environmental reports, and any questions you might have.
- Help you prepare an offer with terms, provisions, special stipulations, amendments, exhibits and addendums weighted in your best interest.
- Present the offer on your behalf and negotiate in your favor to help you secure the property at the best price and terms.
- Recommend extremely competent affiliates that can help with your home purchase including legal advice, home inspections, appraisals, warranties, homeowner hazard and title insurance.
- ALWAYS be available to answer your questions you might have.

As Our Client, You Are Also Entitled To The Following BONUSSES

- Bonus #1** – A 1-year **Buyers Home Warranty** (up to \$500 value) We will negotiate the warranty on your behalf at no cost to you.
- Bonus #2** – Our **Cancellation Guarantee**, which allows you to cancel this agreement at anytime if we do not live up to our promises.
- Bonus #3** – Our **Love Your Home Guarantee** which guarantees you that if you are unhappy with your purchase for any reason within 12 months we will sell your home for FREE!

For the services above, we are due a commission of no less than 3.0% of the purchase price of the home you buy. Commissions are paid buy the seller and negotiated as part of the purchase agreement. A \$495 transaction fee is due at closing for the VIP Buyer Treatment Package and internal processing. You are giving us permission to ask the seller to pay our commission and fees on your behalf.

Please let us know which properties you'd like to see and be sure to inform other agents, for-sale-by-owners, and builders that our team is representing you as your exclusive buyer's agent. This agreement automatically expires six months from today's date unless cancelled by either party in writing.

AND REMEMBER... YOU ARE NEVER UNDER ANY OBLIGATION TO PURCHASE ANY PROPERTY!

Buyer _____ Date _____

Buyer _____ Date _____



Our Cancellation Guarantee

Your agreement with them is full of potential pitfalls

Entering into a buyers agreement with a real estate agent can be a risky business. Every sales representative will promise the world when it comes to finding you a home, but how many of them actually deliver on their promises? According to a recent survey, **more than 80%** of home buyers were dissatisfied with the performance of their agent, even if that agent sold them a property. The fact is, most buyer agreements lock you into a long-term commitment and weekly broker protection periods with heavy cancellation fees. In other words, it's an agreement that your agent can get out of, but you can't.

Your Agreement With Us Is Risk Free!

As your Buyer Specialist, my job is simply to find you the right home as quickly as possible, before the competition finds it. The reason I'm so confident I can do this (and do it well!) is because our team has already helped hundreds of people just like you.

My pledge is to provide you with the highest level of service in the real estate industry, and my commitment to this pledge is 100%. So here it is: I am so confident that our real estate system will work for you that I will let you cancel our buyer's agreement at any time prior to submitting an offer to purchase a home, with no penalties or obligations, if you feel our service does not live up to my promise.

Buyer _____ Date _____

Buyer _____ Date _____