



basic logo

Professional Real Estate Services

Free MLS input: from SellersNet.com

limited service agreement

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

Here is the process:

- Before we input your listing you need to read and approve this for our records, please send to 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 have approved it, then 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, front of house is best. Limited to 20 at this time.
- Any changes need to be emailed and will be done in 24hrs
- If you receive and accept an offer and open escrow, 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; we strongly advise engaging us, before entering into escrow with a buyer that may not close, or not handling the paper work correctly.
- We require a sign; you are limiting your chances of a sale without. You must use ours, it is against MLS rule to have a "For sale by owner" sign, etc. and agents may not want to work with you without. At this time we are not charging for signs, if you have a home owner association, please check, what they allow before.

Sellers Net Inc, SellersNet.com email: info@sellersnet.com 800-949-2510 Fax: 949-315-3268
14 Monarch Bay Plaza Suite 224 Monarch Beach, Ca 92629 Headquarters
1024 Foothill Blvd Suite 402 Upland Ca 91786

The best advice for a successful sale:

- Make house show able- sometimes agents will be in the area with buyers, and they will call or knock. They may never be there again, and may write an offer that day -let them see yours.
- Pets, cooking odors, and sink full of dishes are undesirable.
- Note: 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% (\$1000-5000.00) every 7-10 days until you have activity. 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.
- 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 sellers. We have been doing this for close to 25 years, and we sell our own properties as well, make no mistake it is a pricing issue, period. If you really want to sell do not chase the market down.
- **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 allows 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 fast, if properly priced. Then engage our company for a flat fee (optional) and still save thousands.
- **Charges:** you would only pay the commission, that you offer a buyer's agent, that brings you an acceptable offer. If you decided to engage us - **At your option**, we would assign a Broker to consult, negotiate, and do the paperwork, for a flat fee of \$1597.00 at COE (Close of escrow) (optional). This will save you thousands, while still get professional Representation.

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, for 45 days after cancellation. Sellers Net Inc, reserves the right to terminate this listing, if all MLS and company policies are not adhered too.

Property address: _____

Sellers name: please print _____

Sellers Signature _____ date _____

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