



SOUTHERN REALTY'S SELLER'S ASSISTANCE PROGRAM



Southern Realty will provide the following:

- ⇒ List property in MLS (Multiple Listing Service)
- ⇒ Help with establishing fair market value
- ⇒ Assistance with contract negotiations
- ⇒ Free relocation assistance
- ⇒ Connect you with the largest independent relocation network in the US
- ⇒ Pre-qualify buyers --- up to date rates
- ⇒ Your home listed on the Internet
- ⇒ Property flyers - quality desk top published
- ⇒ Flyers sent to other real estate companies
- ⇒ All necessary forms and contracts provided
- ⇒ Yard sign and riders --- Open house signs
- ⇒ Multi-lock box provided
- ⇒ Escrow and closing assistance
- ⇒ Treasure Chest advertising
- ⇒ Free video tape "How To" program

These options are also available:

- ⇒ Warranty programs - (free seller coverage available)
- ⇒ Realtor open house - (for multiple real estate companies to tour)
- ⇒ Dream Line and / or Talking House programs
- ⇒ Fees to other Realtors

Southern Realty will be acting as a transaction broker. Seller is responsible for marketing their property (advertising, open houses, property showings, etc.)

Seller agrees to pay _____% of the sale price to any real estate broker that introduces the property to a buyer and enters into a contract to purchase or exchange or lease purchase the property; however, the commission to Southern Realty will be a minimum of 3.5% of the sale price.

Southern Realty's fee for this program is \$900 if list price is less than \$140,000, \$1500 if list price is \$140, 000 to \$240,000, and \$2000 if list price is over \$240,000. This fee is due and payable in advance and is non refundable.

The fee for this program paid in advance will be credited at closing to sellers if in the future they decide to turn over marketing to Southern Realty Enterprises, Inc. at a commission of seven percent.

This agreement is an Addendum to the Exclusive Listing Agreement.

Broker - Southern Realty Ent., Inc. Date

Sellers Date

Property Address Date

Sellers Date