

Sloane Realty, LLC - Seller's Representation Options

<u>SELL \$395 FLAT FEE</u>	<u>SELLER'S ADVANTAGE FULL SERVICE OPTION \$650*</u>
No additional fees. You may Upgrade to Seller's Advantage full service program at any time.	*Additional \$650 at closing. If one of Sloane Realty's agents secures a suitable buyer then this fee at closing is waived.
Self-Represented. Limited service listing	<u>Full Realtor Representation.</u> Full service listing w/ exclusive right to sell.
You decide how much to pay the selling realtor at the time of listing.	You decide how much to pay the selling realtor at the time of listing.
Owner's Contact info in MLS showing button & Owner's schedule showings.	Sloane Realty <u>takes calls, answers questions, and schedules all showings.</u>
Owners may follow up to obtain feedback if they wish.	Sloane Realty <u>follows up with all potential buyers after every showing for feedback on property.</u>
Purchase offers are faxed or e-mailed directly to owner who will negotiate contracts w/ buyer's Realtor.	Sloane Realty reviews all offers with sellers, interviews buyer's agent about purchase offer, buyer's circumstances, and what is most important to buyer. We <u>negotiate the purchase contract with you & buyers on your behalf.</u> (We can often find out how motivated the buyer is and if they are willing to increase their offer. Often price is not the only motivating factor and buyer's must move immediately or possibly want to delay closing for a period of time.)
Listing contract, Seller's Disclosures, HOA disclosures, Lead Based Paint disclosure (if applicable) and other required legal disclosures are completed with our assistance.	Listing contract, <u>Purchase Contract,</u> Seller's Disclosures, HOA disclosures, Lead Based Paint disclosure (if applicable) and other required legal disclosures are completed with our assistance.
Sloane Title will provide title & closing services	Sloane Title will provide title & closing services
Seller coordinates dates of appraisal, home inspection, and final walkthrough with buyer or buyer's Realtor.	Sloane Realty <u>assists in scheduling and attends home inspection, appraisal, & final walk through before closing.</u> Our Broker / Associate is also a <u>licensed Florida Certified General Contractor.</u> CGC1509525
Sloane Realty provides sign & combo lockbox	Sloane Realty provides sign & Electronic Lockbox
You may sell without a realtor and pay no commission at all.	All Offers (with or without another Realtor involved) are submitted through Sloane Realty. <u>We make sure the buyer is qualified and you do not tie up the property for a buyer who is not serious or financially able to purchase your home.</u> Full service listing w/ exclusive right to sell.
Property is listed on Mid Florida MLS, Realtor.com, MyFloridaHomesMLS.com, Craigslist.com, Facebook.com, FrontDoor.com, Google.com, Hotpads.com, MySpace.com, Oodle.com, Trulia.com, Twitter.com, Vast.com, Zillow.com, ByOwnerMLS.com, BackPage.com, DotHomes.com, Enormo.com, Local.com, Lycos.com, Overstock.com, and several others.	Property is listed on Mid Florida MLS, Realtor.com, MyFloridaHomesMLS.com, Craigslist.com, Facebook.com, FrontDoor.com, Google.com, Hotpads.com, MySpace.com, Oodle.com, Trulia.com, Twitter.com, Vast.com, Zillow.com, ByOwnerMLS.com, BackPage.com, DotHomes.com, Enormo.com, Local.com, Lycos.com, Overstock.com, and several others.
Sloane Realty will meet with you at your home to review active and recently sold comparables so you can make an accurate & informed decision when determining a listing price.	Sloane Realty will meet with you at your home to review active and recently sold comparables so you can make an accurate & informed decision when determining a listing price.
Sloane Realty will take & post one photo of your property on the MLS & internet marketing sites.	Sloane Realty will take & post <u>up to 10 photos</u> of your property on the MLS & internet marketing sites.