

At Time of Listing	5.25%	6%	7%
Personal & confidential consultation with seller regarding their goals	Yes	Yes	Yes
Research property values by reviewing current & past market activity	Yes	Yes	Yes
Help seller determine price position of home in the marketplace	Yes	Yes	Yes
Enroll home in home warranty program	No	No	Yes
Arrange a pre-sale home inspection	No	No	Yes
Provide market-value appraisal by a Florida licensed appraiser	No	No	Yes
Order Preliminary Title Report	No	Yes	Yes
Provide seller with contact information of appropriate service providers: <ul style="list-style-type: none"> *Pre-sale home inspection, termite, and environmental *Preliminary title report *Home repair contractors, electricians, plumbers, etc. *Staging consultants *Referral to an "Exclusive Buyer's Agent" for new home purchase *Referral to a mortgage banker for new home financing 	Yes	Yes	Yes
Review "Sellers To-Do Checklist"	Yes	Yes	Yes
During the Listing	5.25%	6%	7%
Place in the Multiple Listing Service (MLS) - with multiple digital photos, virtual tour, and any relevant documents	Yes	Yes	Yes
Exceptional commission split for cooperating brokers	No	No	Yes
Install an over-sized professionally-designed "For Sale" sign	Yes	Yes	Yes
Install a state-of-the-art electronic lockbox	Yes	Yes	Yes
Attach photo-brochure display box to sign	No	Yes	Yes
Virtual Tour - new multimedia technology	No	Yes	Yes
Provide 24-Hour Info-Line sign rider and record home description	No	Yes	Yes
Provide directional arrow signs where allowed	No	Yes	Yes
Shoot and edit multiple digital photos of exterior and interior area of home	Yes	Yes	Yes
Showcase your home on REALTOR.com and upload additional photos on other websites	Yes	Yes	Yes
Display your home information on 212DegreeRealty.com	Yes	Yes	Yes
Display your home information on your agent's personal	Yes	Yes	Yes

website			
Broad Internet exposure - Yahoo Real Estate, MSN, AOL, and many others	Yes	Yes	Yes
Provide home information to all area brokers using IDX (internet data exchange)	Yes	Yes	Yes
Full-color flyers provided for buyer prospects	Yes	Yes	Yes
Send e-flyer to buyer database and prospect for additional buyers	Yes	Yes	Yes
Design, produce, and place "Tent Cards" spotlighting property features	No	Yes	Yes
Screen & qualify prospective buyers	Yes	Yes	Yes
"Just Listed" mailing program	No	Yes	Yes
Promote and schedule showings of your home	Yes	Yes	Yes
Showing feedback - agent & buyer "feed-back"	Yes	Yes	Yes
Transaction Tracking Service	No	Yes	Yes
Provide e-mail updates on latest area market activity	Yes	Yes	Yes
Schedule, promote, and hold an Agent Open House when appropriate	No	Yes	Yes
E-mail campaign to area agents	Yes	Yes	Yes
E-mail campaign to The Seller's Agent database	Yes	Yes	Yes
Confidential consultation on market activity and repositioning in the marketplace	Yes	Yes	Yes
Contract to Closing	5.25%	6%	7%
Review and proof purchase offers for accuracy	Yes	Yes	Yes
Present all purchase offers promptly	Yes	Yes	Yes
Discuss known buyer qualifications with seller	Yes	Yes	Yes
Furnish and prepare approved forms relevant to contract contingencies	Yes	Yes	Yes
Negotiate sale contract, counter-offers, and addendums on seller's behalf	Yes	Yes	Yes
Provide market data to appraiser if necessary	Yes	Yes	Yes
Follow-up with buyer's lender regarding loan commitment	Yes	Yes	Yes
Coordinate and schedule appraisal and all necessary inspections	Yes	Yes	Yes
Review the inspection notice and make recommendations to seller	Yes	Yes	Yes

Review contract obligations with seller	Yes	Yes	Yes
Track the 20+ time-sensitive dates that are contained in the sale contract	Yes	Yes	Yes
Review title insurance binder for problems	Yes	Yes	Yes
Furnish combination lockbox for Electric/Gas Company on vacant property	Yes	Yes	Yes
Verify subdivision fees and assessments with trustee	Yes	Yes	Yes
Schedule and coordinate closing appointment	Yes	Yes	Yes
Offer support to buyer's agent to resolve any problems relative to the sale	Yes	Yes	Yes
Coordinate the gathering and distribution of documentation necessary to close	Yes	Yes	Yes
Advise seller regarding change-over of utilities and services	Yes	Yes	Yes
Schedule and coordinate final walk-through appointment	Yes	Yes	Yes
Review HUD-1 Closing Statement	Yes	Yes	Yes
Attend the closing of the sale	Yes	Yes	Yes
Maintain file of all closing documents	Yes	Yes	Yes
Post-sale review and consultation with seller	Yes	Yes	Yes