

# Nextier

info@nextierFL.com  
(386) 243-5099

## Choose the Level of Service That Fits Your Needs

### Option 1: Flat Rate MLS Listing \$995

A strong option for sellers who want their property listed in the MLS but prefer to manage the process themselves. Includes:

- MLS entry
- Syndication to participating real estate websites
- One free MLS change
- CMA / Price Analysis
- Listing Maintenance during the listing term

#### **Seller typically handles:**

- Showings
- Negotiations
- Contract discussions
- Transaction management

**STATUS CHANGES ARE  
NO CHARGE**

#### **Good fit for:**

Sellers who are comfortable being hands-on and want MLS exposure without paying for full-service representation.

#### **Upgrade Anytime**

Some sellers prefer to start with a flat-rate MLS listing and later decide they want broader support. If that happens, Nextier can upgrade the listing to full representation through a written addendum.

If a previously paid flat-rate fee is agreed in writing to be credited toward full-service compensation, that amount will be applied as a credit at closing. If the transaction does not close, the previously paid flat-rate fee remains non-refundable.

The estimates provided on are intended for standard residential properties only. They are **not applicable to commercial properties or residential properties with a value exceeding \$1,000,000**. Estimates may vary based on property-specific factors, market conditions, and final listing strategy.

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### Option 2: Flat Rate MLS + Transaction Coordination \$1,490

**(\$995 MLS listing + \$495 transaction coordination add-on)**

This option is ideal for sellers who want to manage showings and negotiations themselves but want help keeping the transaction organized once a contract is in place.

#### **Includes everything in Option 1, plus:**

- Timeline and deadline tracking
- Coordination with title company, lender, buyer's side, and inspectors
- Document follow-up
- Transaction status updates through closing
- Coordination of standard transaction paperwork and document flow through closing

#### **Good fit for:**

Sellers who want MLS exposure and administrative support, but do not need full representation.

#### **Buyer-Broker Compensation and Seller Concessions**

Sellers may choose whether to offer buyer-broker compensation and in what amount, because compensation is fully negotiable. However, those offers cannot be communicated through the MLS. Sellers may still offer buyer-broker compensation outside the MLS, and seller concessions may still be communicated on the MLS, subject to applicable rules.

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### **Transaction Coordinator \$495**

Transaction Coordination services are available for a flat fee per file, providing experienced oversight from contract to close. This ensures your transaction stays organized, compliant, and on track every step of the way.

### **Offer / Contract Assistance**

Starting at \$295

Help reviewing offers, preparing paperwork, and understanding contract terms.

### **Negotiation Support**

Starting at \$150/per hour

Guidance with offer strategy, counteroffers, inspection responses, and repair or credit discussions.

### **Listing Refresh / Relaunch**

Starting at \$125

For listings that need updated remarks, photo reordering, or a refreshed presentation after time on market.

### **Additional Photos Beyond 25**

Starting at \$95

- For sellers who want a larger photo package than the standard listing includes.

### **Examples of When Sellers Use Add-On Services**

- A seller wants help pricing the home before going live
- A seller receives an offer and wants contract guidance
- A seller wants help responding to inspection issues
- A seller wants the listing refreshed after time on market

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## Option 3: Full Representation

Listing-side compensation: **typically 2%–3%**, fully negotiable. For sellers who want full professional support from start to finish. Full-service representation may include:

- Pricing strategy
- Listing preparation guidance
- MLS marketing
- Print & digital marketing pieces
- Offer review and negotiation
- Contract assistance
- Inspection negotiation support
- Coordination through closing

### Option 3

**2-3%  
Listing Side**

Good fit for:

Sellers who want professional guidance throughout the entire listing and sale process.

\*\*\*Every property and seller situation is different. The best fit depends on how involved you want to be, the complexity of the transaction, and the level of guidance you would like throughout the process. Nextier offers flexible options so you can choose the service level that works best for you.

### **Important Note:**

Real estate commissions are fully negotiable and are not set by law. Florida Realtors' updated listing forms now include compensation language and related disclosure language.

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