

# \$1,000 Guaranteed Sale Certificate

If we have not accepted an offer on your property within 120 days of signing your listing agreement, we will credit you the sum of **\$1,000\*** at closing, subject to the following conditions:

## Conditions:

- ◇ The first basic requirement is that we must be able to determine your property is in an area that's selling. If there is something about the area that's taking longer to sell, there's nothing we can do to change market conditions and the force of nature.
- ◇ How do we determine if your property is in an area that's selling? We must find 3 comparable properties that have sold during the past 90 days. If we find 3 comparable sales, we take the average sales price. That will give us the amount we can expect the property to sell for.
- ◇ We will average the 3 comparable sales and list your property at no more than 2% above the average sale price.
- ◇ A six-month listing agreement must be signed.
- ◇ The property must meet our marketing requirements, including a 2-5% listing price adjustment every 30 days (listing price amendment) *if* it's determined our market has declined since the original listing date.
- ◇ The property must be maintained at all times as detailed in the "43 Easy Ways To Make Your Home Sell Faster" report, and any needed repairs must be completed before the 120-day guarantee period begins.
- ◇ Marketing strategy to include 24-hour Internet advertising, RE/MAX "for sale" sign, and lockbox.
- ◇ Seller agrees to provide a one-year home warranty on the property, payable at closing.
- ◇ This Guarantee does not apply to Short Sales, since we have no control over your lender's timeframe or decisions. Not applicable for vacant land sales.
- ◇ A successful sale and closing has taken place, with RE/MAX Advisors employed as the listing broker and receiving a commission as stated in our listing agreement.

## Amount of Credit to Seller At Closing Is Determined By the Sales Price:

- \* \$1,000.00 if the property sells for \$200,000 or more
- \* \$750.00 if the property sells for \$150,000 to \$199,999
- \* \$500.00 if the property sells for \$100,000 to \$149,999
- \* \$250.00 if the property sells up to \$99,999

<b>Seller Signature</b> _____	<b>Date</b> _____
<b>Seller Signature</b> _____	<b>Date</b> _____
<b>Agent Signature</b> _____	<b>Date</b> _____