

## LISTING INFO – FULL TIME – SENSIBLE COMMISSIONS

### **Atomic Realty, LLC**

*PO Boc 1393 Los Alamos, NM 87544*

*Phone 505-208-0480*

*Email – Dave@AtomicRealty.net*

### ATOMIC REALTY TRANSACTION ENGAGEMENT INFORMATION

We are completely transparent; we charge no hidden costs or surprise fees. Smart Sellers and Buyers choose how to spend their money wisely - We want to save you the most money we can. Do be fooled by the old saying "you get what you pay for", smart people know paying more doesn't usually get you more, it just costs you more— compare what you pay and what you get. All we have to sell is our time, our experience and our expertise. We believe everyone deserves to make a living, including us, unlike others we don't have to make all our living from you alone.

#### What we charge Sellers.

- 1) **A non-refundable transaction engagement fee of \$599** (this fee is non-refundable whether the transaction closes or not.)
- 2) **A 1.5% commission at closing.** That's it – A sensible commission paid for a full time professional to manage the sale of one of your biggest assets.

Below, fill in what you know and return this document to us. This is information we will need to use list and market your home. This is NOT a binding document. This document is merely to assist in the efficient collection of the information that Atomic Realty needs to help complete your subsequent listing agreement (Def: Listing agreement an agreement between Atomic Realty and you that allows Atomic Realty to market your home).

Depending on your individual circumstances there will always be questions we need answered and additional documents we need completed.

When you receive the "listing agreement" please review it carefully. While we will use this information, there are many other areas that we will have filled in as we commonly do. If you note any section that needs to be different, do not understand, or disagree with in the listing agreement, please let us know and we will work through it.

## LISTING INFO – FULL TIME – SENSIBLE COMMISSIONS

What to expect [Effective Marketing That Gets Results](#) We use proven methods to attract qualified buyers:

MLS, Zillow, Realtor.com & major platforms

High-quality photos & 3D walkthroughs

Yard signs & local visibility

Targeted social media ads

Open houses & agent outreach

You'll receive:

Weekly Monday updates on showings and open houses

Weekly Friday updates after accepting an offer, covering financing, inspections, appraisals, and more

**From Offer to Close - We manage every detail:**

Coordinate all showings and feedback

Present and explain offers clearly

Negotiate with your goals in mind

Coordinate contracts, title, inspections, and deadlines

Keep all parties on track for a smooth closing

**If your home hasn't sold** - if your home hasn't gone under contract in 3 weeks the market is saying it is priced too high under the current market conditions.

At this time, we suggest a price reduction.

If there have been few showings we suggest a significant reduction – the price is so overpriced buyers and their brokers will not even come to the property.

If there are numerous showings but no offers we suggest a small price reduction. The price is generally attractive enough to get buyers to the house but there is something they don't like about it and a small price reduction may push them over the edge to buy.

**What Brokers can't and shouldn't do** --While we're happy to check on your property or meet contractors if you're out of town, Realtors are not licensed or insured to perform services like cleaning, staging, legal opinions, landscaping, or handyman work. These tasks you should want handled by licensed professionals—not your real estate broker. Please don't ask Brokers to step over the line and perform tasks that Brokers are likely not competent, licensed or insured for.

## LISTING INFO – FULL TIME – SENSIBLE COMMISSIONS

Is the property currently being leased? (Y/N) \_\_\_\_\_ If yes will the tenant be out before marketing? (Y/N) \_\_\_\_\_

Is the Seller a NM licensed RE broker? (Y/N) \_\_\_\_\_

Seller 1 name

Seller 2 name

Seller 1 phone #

Seller 2 Phone #

Seller 1 email

Seller 2 email

Property Address.

Please List any personal property **NOT ATTACHED BUT INCLUDED with the sale** the house. i.e. appliances, sheds, Curtains, mirrors.)

---

---

---

---

Is there property that **IS ATTACHED BUT NOT INCLUDED** meaning will not be staying with the house (i.e. grandmas chandelier, Speakers etc.)

---

---

Listing / Asking Price \_\_\_\_\_

Is there audio or visual surveillance on the property? (Y/N) \_\_\_\_\_

## LISTING INFO – FULL TIME – SENSIBLE COMMISSIONS

Is the home in an HOA (Y/N) \_\_\_\_\_

Name and contact information of HOA

---

---

Is the property currently in a trust? (Y/N) \_\_\_\_\_

Name of trust \_\_\_\_\_

If in a trust, please keep your trust documents available as the title company may need them and have a bank account with the trust name on it for the sales proceeds to be deposited.

Is an inspection going to be done by the seller prior to listing (Y/N) \_\_\_\_\_ We have some inspectors on Atomic Realty.net under the "About Atomic" dropdown under "resources". The seller or buyer will need to schedule and be present for this as we do not have access to the home. Unlike an appraisal (Opinion of value), inspections are generally **not** required by lenders, there are exceptions to this.

Was the home built prior to 1978? (Y/N) \_\_\_\_\_ if prior to 1978 a lead based paint form will be required to be completed.

Seller understands Atomic Realty collects \$599 engagement fee at the time of writing the listing contract, and 1.5% + gross revenue tax (GRT) of the sales price at closing. \_\_\_\_\_

Timeline

Prepared for us to meet and provide you with a comparative market analysis. DATE \_\_\_\_\_

If inspecting the approximate date you would like to have that completed (We suggest about a month prior to actively listing and marketing the house.). Please have the inspector share the report with Atomic Realty. Date \_\_\_\_\_

Inspection report: Are you willing to share your inspection report with other Realtors? Y/N \_\_\_\_\_

If you are making any repairs to the home when do you expect to have them completed?

Doing repairs Y/N \_\_\_\_\_ Date of expected completion \_\_\_\_\_

When will you be ready for pictures and 3D walk through (repairs done, clutter removed, and cleaned.) Date \_\_\_\_\_

When will you be ready for active marketing? Date \_\_\_\_\_ or TBD (to be determined) \_\_\_\_\_

102725