



Seller Services Guarantee

Coldwell Banker Schmidt Family of Companies offers the finest in real estate services. To assure you of our commitment to your satisfaction, we offer you this guarantee of our marketing services in the sale your home:

1. Competitive Market Analysis

We will provide you with a current Competitive Market Analysis, and will assist you in determining the most effective list price for your property.

2. Marketing Action Plan

We will prepare a custom Marketing Action Plan for your property. This may include an open house to be conducted when appropriate and as agreed in advance with you.

3. Home Enhancement

We will develop a plan, if requested, to enhance your property's ability to attract buyers, as described in the Coldwell Banker Home Enhancement Guide.

4. Coldwell Banker Schmidt Action Team

We will present your property to the Coldwell Banker Schmidt sales team.

5. Promotion To Other Brokers

We will promote your property to other professional brokers and sales associates in the area.

6. Multiple Listing Service (MLS)

We will submit your property listing to appear in the local Multiple Listing Service.

7. Property Information

We will make information on your property available to local and out-of-town buyer prospects. Additional copies will be available for sales associates and prospective buyers at your property.

8. Coldwell Banker Schmidt Yard Sign

We will place, with your permission and as local rules permit, Coldwell Banker Schmidt FOR SALE sign on your property, to help generate inquiries from prospective buyers.

9. Advertising

We will review with you our advertising program designed to generate buyer prospects for your property.

10. Internet

We will submit your property listing to appear on our locally and nationally-advertised World Wide Web sites – www.ColdwellBanker.com and www.CBGGreatLakes.com.

11. Home-Finding Process

We will discuss with you the home-finding process that buyers are most likely to follow, including financial qualification, property selection, financing options and closing procedures.

12. Marketing Activity Report

We will provide you with a Marketing Activity Report to keep you informed periodically of competitive market conditions, buyer activity, and the actions we have taken to market your property.

13. Coldwell Banker Concierge

We will provide you with access to the many benefits of this unique time-saving service before, during and after the sale of your property.

14. Personal Touch And Timely Response

We will return your phone call or e-mail within 24 hours or less and provide you with a weekly progress report on the promotion of and sale of your property.

15. Seller Disclosure

We will present your written disclosure regarding the condition of your property to buyers. You will keep me informed of any changes in the property and keep the information current on the disclosure form.

16. Purchase Offers

We will review all purchase offers as they are presented, and we will work on your behalf to reach a purchase agreement with terms that are acceptable to you.

17. Closing The Sale

We will monitor and inform you of the progress of the transaction, including the satisfaction of all contingencies and conditions.

18. Financing Alternatives

We will discuss with you various financing terms to be offered to buyers of your property.

19. Estimated Net Proceeds

We will furnish you with an estimate of the proceeds you can expect from the sale of your property.

20. Representation

We will review with you how we will represent you or the transaction. This will be thoroughly discussed and clearly presented for your consideration

21. Relocation Assistance

We will provide you, if requested, with details about our relocation and referral services, which are available to you at no cost, regardless of where you are moving.

22. Home Warranty

We will provide you with information regarding a warranty on the operating systems of your property.