



FLAT FEE REAL ESTATE LISTING PROGRAM (01/07)

ACCESS BROKERAGE, INCORPORATED

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SERVICE	COST
Basic Package – No Seller Representation Real Estate Services \$1,500.00 includes FMLS fee paid at closing*^{See Note (1)} The Basic Package offers more value than full-service agents and allows you to sell your home By Owner (without an agent) or through an Agent!	
House Listed in Realtor Listing Service	Included
Up to 8 Pictures on Realtor Listing Service	Included
Yard Sign – Directional Sign –Flyer Holder	Included
At Least One Open House (in first 30 days)	Included
Lockbox (allows limited, and recorded access)	Included
50 Flyers in first 30 days	Included
27 low cost tips how to sell your home	Included
Review the contract with you, answer questions, provide suggestions, discuss counteroffers, and return counteroffers.	Included
Internet visibility through websites like www.realtor.com , www.accessbrokerage.com , and others.	Included
Access to Home Inspectors, Home Warranties, Closing Attorneys, and Repair Contractors	Included
You also receive the following services and more: (a) my years of experience in real estate market; (b) advice on what sells homes; (C) assistance with determining a realistic range of list prices; (d) identify major hot buttons of buyers; (d) at least one open house; (e) 20 flyers/week for first 3 weeks; and (f) answer your questions throughout the selling process through to your closing.	
Virtual Tour	\$150.00 (subject to price change)
Note (1) – Flat Fee Agreement: \$1,500.00 (at closing), AB Inc. will pay the FMLS listing fee of .0012 of sales price up to \$250,000 sales price. Seller may terminate after 30 days - no charge.	
NOTE (2) Requires a signed agreement for a minimum 90 day listing period at least a 3% commission to be offered to the Buyer’s Agent. However, under the Flat Fee Agreement, if AB, Inc. is sole agent involved, I will be a Transaction Agent and not represent either Seller or Buyer, only the “Flat Fee Agreement” fees to Seller apply.	