

TW Shortt Realty, FlatFeeDirect.com
Terrell W. Shortt ,Broker

Responsibilities disclosure...MLS Option

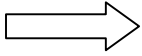
What we do:.....

- Submit your property to the MLS.
- Submit your property to Realtor.com.
- Submit your property to Homes.com.
- Submit your property to Yahoo.com.
- Post your listing to FlatFeeDirect.com
- Give you direct access to a real estate broker/agent to answer your questions.
- Assist you with pricing your property.
- Provide you with the required forms and paperwork to list your property.
- Provide you with a unique web site address (FlatFeeDirect.com/your place)
- Allow all brokers with IDX agreements to list your property on their site.
- Provide you with professional yard signs (one main, two directional w/frames)
- Enable you to download an unlimited number of property flyers.
- Take calls from Realtors and forward them to you.
- Receive offers and counter offers on your property.
- Present offers to you and provide you with a "Net To Seller" worksheet.
- Assist you with negotiations.
- Accept earnest money deposits.
- Enable you to have access to a Realtor lockbox if requested.
- Receive and review the settlement statement in advance of the closing to insure that it conforms to the sales contract.
- If you sell the property yourself without the offer coming from a Realtor, we will write the sales contract, assist in the negotiation, and arrange and coordinate pre-closing inspections and details for the additional fee of \$975.. Note: This cost does not apply where a licensed real estate agent is representing the buyer..

What we ask you to do:.....

- Provide us with accurate information about your property.
- Decide on your asking price.
- Complete and submit to us the "Property Condition Disclosure" form as required by law.
- Provide a copy the "Property Condition Disclosure" to prospective buyers.
- Provide accurate and honest answers about your property to prospective buyers.
- Review the listing once in the MLS for accuracy and report errors immediately.
- Provide us with good quality photos of your property.
- Pay for and handle all your own advertising.
- Hold your own open house if desired.
- Take calls from and arrange showing appointments with real estate agents.
- Take calls from and show the property to prospective buyers.
- Submit changes to your listing on the form provided and fax or email to us.

- Inform us within six hours of accepting a sales contract on the property and provide us a copy immediately.
- Inform us twenty four hours in advance of a closing and provide us the contact information about the person handling the closing.
- Provide us with all closing documents related to the sale of your property after closing.
- Cooperate with lenders/inspectors/appraisers/brokers and others involved in the closing process.
- Attend closing.
- Seek advice from your attorney should a dispute arise involving your sales contract.



Seller Signature/Date

Seller Signature/Date