



Why are you selling?

What is most important to you in getting your home sold?

What do you believe should happen in order for that to be accomplished?

Seller Initials 

Shelly Salas Listing Partner Initials 



## VIP SELLER AGREEMENT

Our Mission: To Sell Your Home at Your Price in Your Time Frame and with the Least Hassle to You!

**As a VIP Seller, The Salas Team Realtors will provide you with the following services and Guarantees from Listing to Sale:**

- 1) A custom advertising, marketing and presentation **plan** is prepared for your home.
- 2) That **plan** is fine-tuned by our Team of Experts.
- 3) We personally write or supervise all the ads, sale details, website postings and other information about your home.
- 4) Aggressive Marketing begins through multiple media channels and Presentation of your home to our Database of Buyers and Agent Networks.

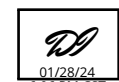
**\*16 Key Systems Are Immediately Activated to Get Your Home Sold at Your Price in Your Time Frame and With the Least Hassle**

- ✓ Immediate introduction of your home to our Database of Buyers in Waiting.
- ✓ Immediate internal notice to The Salas Team Realtors Buyer Experts.
- ✓ Syndication of Emotional Response ad copy throughout the World Wide Web.
- ✓ Social Media Marketing system ads created and launched.
- ✓ Coming Soon Program launched.
- ✓ Prepare Radio Show Announcement.
- ✓ For Sale Sign if neighborhood allows.
- ✓ City-Wide Buyers Agent network notification.
- ✓ "Buy this home and I'll buy Yours" Trade Up Program.
- ✓ Notification to Proprietary Network of Real Estate Investors.
- ✓ The Everyday Open House System.
- ✓ USP Branded Internet Marketing Systems.
- ✓ In-House Returning VIP Client System.
- ✓ Less Branded Internet Marketing Systems.
- ✓ Reverse Offer System
- ✓ Homeward Bound Newsletter to VIP Buyers and Past Clients.

Seller Initials

  
01/28/24  
3:59 PM EST  
dotloop verified

Shelly Salas Listing Partner Initials

  
01/28/24  
6:06 PM CST  
dotloop verified



**Exclusive Guarantees:**

- 1. COMMUNICATION GUARANTEE:**  
Seller will be kept posted on the progress of the sale of the property with an update at least every week. Seller's phone calls will be returned by a qualified Brokerage Team Member within 24 hours (one business day).
- 2. HONEST PROMISES GUARANTEE:**  
Broker is not going to wildly promise Seller the moon and stars to get Seller's business. Broker will tell Seller what Broker can and will do, exactly how Broker operates, as well as what Broker will not do, up front, in clear language. When Broker lists Seller's home, Broker will give Seller a detailed Professional Service Agreement (Exclusive VIP Seller Agreement) in writing.
- 3. REALITY BASED SELLING PRICE RANGE GUARANTEE:**  
Broker gets Seller top dollar. Broker track record and statistics prove it. Broker will never play the 'bait n switch' game of promising to get Seller a wholly unrealistic price just to get Seller's business, then wear the Seller down with low ball offers. Unfortunately, this does go on in the real estate industry.
- 4. REALITY BASED TIMETABLE GUARANTEE:**  
Broker implements a complete marketing program to sell Seller's home. You know in advance what will occur step by step and will receive weekly marketing updates. And Broker sets a "target range" for the timing of the successful sale of Seller's home. In many cases, Seller's home will sell faster.
- 5. HONEST PRESENTATION OF EXPERIENCE AND TRACK RECORD:**  
Everything stated about Broker throughout these materials is summarized in Broker's "FACTS" brochure. This is an accurate, factual representation, fully supported by documentation, provided on request.
- 6. BUYERS IN WAITING GUARANTEE:**  
In addition to Broker's Key Systems that activate upon listing to get the Seller's Property Sold, Seller's property will be exposed to Broker's group of pre-qualified and interested buyers daily with Property Alerts to Broker's Database of Buyers in Waiting.
- 7. 100% CANCELLATION GUARANTEE:**  
Broker is so confident that their real estate system will work for Seller, that Broker will GUARANTEE Seller the right to cancel their Listing Agreement at any time prior to receiving an offer to purchase their home, with NO penalties or obligations, if Seller feels Broker's service didn't live up to their promise.

Seller Initials   
01/28/24  
3:59 PM EST  
dotloop verified

Shelly Salas Listing Partner Initials   
01/28/24  
6:06 PM CST  
dotloop verified



**WORTHY CAUSE REFERRAL ACKNOWLEDGMENT**



**Your Referrals Help the Kids!**

We are on a mission to raise \$50,000 for Children's Miracle Network/McLane Children's Hospital.


As you know McClane Children's does great work in helping kids survive nasty debilitating diseases and cancers, like Non-Hodgkin's Lymphoma and Leukemia. Sixty-two children enter a Children's Miracle Network Hospital for treatment every minute and every day they treat 2,218 kids for cancer. BUT, they survive on Sponsorships and Donations to support the nonprofit's mission to save and improve the lives of as many children as possible.

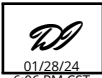
So YOUR REFERRALS REALLY DO HELP THE KIDS...

Who do you know considering buying or selling a home you could refer to our real estate sales team?

Not only will they benefit from our award winning service, since we donate a portion of our income from home sales to Children's Miracle Network/McLane Children's Hospital, a very worthy cause will benefit as well.

Thanks in Advance for the referrals!

Seller Initials   
 01/28/24  
 3:59 PM EST  
 dotloop verified

Shelly Salas Listing Partner Initials   
 01/28/24  
 6:06 PM EST  
 dotloop verified



**EXCLUSIVE VIP SELLER AGREEMENT**

The seller(s) agree(s) to grant the broker and its affiliated licensees the Exclusive Right to Sell and privilege to show the property described below:

Lot: 0005 Block 002 Subdivision CARTER  
Address: 422 West Green Avenue City Killeen County Bell County Zip 76541

**SELLER CONTACT INFO**

E-MAIL(s) MvpropertygroupFL@gmail.com  
PHONE NUMBER(s) 786-217-5479

PREFERRED METHOD OF COMMUNICATION  TEXT  CALL  E-MAIL



**LISTING PERIOD**

The term of this Agreement shall begin on the date of 01/28/2024. The term of this Agreement shall be through the last day of the 6th month from the starting date or 07/28/2024.

**LIST PRICE**

The price at which the Property shall be listed is \$ 105,000


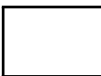
**COMMISSION**

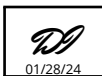
 01/28/24 3:59 PM EST dotloop verified  
6%  
 01/28/24 6:06 PM CST dotloop verified

Seller agrees to pay Broker at closing ~~7%~~ of the sales price and a \$695.00 transaction fee.

**PROTECTION PERIOD**

“Protection period” means that time starting the day after this listing agreement ends and continuing for 45 days. “Sell” means any transfer of any fee simple interest in the Property whether by oral or written agreement or option. Not later than 10 days after this agreement ends, Broker may send Seller written notice specifying the names of persons whose attention was called to the Property during this Listing. If Seller agrees to sell the Property during the protection period to a person named in the notice or to a relative of a person named in the notice, Seller will pay Broker, upon the closing of the sale, the amount Broker would have been entitled to receive if this agreement were still in effect.

Seller Initials    
01/28/24 3:59 PM EST dotloop verified

Shelly Salas Listing Partner Initials   
01/28/24 6:06 PM CST dotloop verified



Seller instructs Broker not to file this Listing with one or more Multiple Listing Services (MLS) until \_\_\_\_\_ days after the date this Listing begins. During this time the seller will properly stage their home and complete any needed repairs in order to make it market ready. Seller understands that their home will not be publicly marketed during this time.

**Exclusions:**

Please list all items that are permanently attached to your home that will be excluded with the sale of your home. If none, please state none.

**Notice to Seller:**


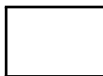
Broker is not responsible or liable in any manner for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not caused by Broker's negligence.

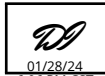
Seller agrees to protect, defend, indemnify, and hold Broker harmless from any damage, costs, attorney's fees, and expenses that are caused by Seller, negligently or otherwise; arise from Seller's failure to disclose any material or relevant information about the Property; or caused by Seller giving incorrect information to any person.

In accordance with fair housing laws and the National Association of REALTORS® Code of Ethics, Broker's services must be provided and the Property must be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, or gender identity. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, or age).

Broker advises Seller to refrain from transmitting personal information, such as bank account numbers or other financial information, via unsecured email or other electronic communication to reduce risk of wire fraud.

Broker cannot give legal advice.

Seller Initials    
01/28/24  
3:59 PM EST  
dotloop verified

Shelly Salas Listing Partner Initials   
01/28/24  
6:06 PM CST  
dotloop verified



**INTERMEDIARY STATUS**

Broker may show the property to interested prospective buyers who Broker represents. If a prospective buyer who Broker represents offers to buy the property, Seller authorizes Broker to act as an intermediary with appointments.

**CONFIDENTIAL INFORMATION**

During this Agreement or after it ends, Broker may not knowingly disclose information obtained in confidence from Seller except as authorized by Seller or required by law. Broker may not disclose to Seller any confidential information regarding any other person Broker represents or previously represented except as required by law.

**SPECIAL PROVISIONS**

By signing this agreement, Seller acknowledges that they have read all provisions and disclosures made herein; that they understand all such provisions and disclosures and have entered into this agreement voluntarily; and that they are not subject to a current listing agreement with any other broker.

Seller's Signature *Mario Gutierrez* dotloop verified 01/29/24 3:59 PM EST 6XHF-SHAJ-8QXL-5NNU Seller's Signature   
 Printed Name MV PROPERTY GROUP INC Printed Name \_\_\_\_\_

The Salas Team Realtors -License No. 567197

*Daniel Inguanzo* dotloop verified 01/28/24 6:06 PM CST LTCW-V3XK-XGRD-PDUN Date \_\_\_\_\_  
 Broker's Associate's Signature \_\_\_\_\_ Broker's Associate's Printed Name & License # \_\_\_\_\_

Seller Initials *MEG*   
01/29/24 3:59 PM EST dotloop verified

Shelly Salas Listing Partner Initials *SS*   
01/28/24 6:06 PM CST dotloop verified



## 100% Cancellation Guarantee

***“We are so confident that our real estate system will work for you, that we GUARANTEE you the right to cancel your listing agreement at any time prior to receiving an offer to purchase your home, with no penalties or obligations, if you feel our service doesn’t live up to our promise.”***

Entering into a listing agreement with a real estate agent can be a risky business. Every sales representative will promise the world when it comes to effectively marketing your home, but how many of them can back that up with solid performance?

According to a recent survey, 72% of home sellers were dissatisfied with the performance of their agent, even if that agent had sold their property. And, most listing agreements lock you into long-term commitments and lengthy broker protection periods with heavy cancellation fees. ***In other words, it’s an agreement your agent can get out of, but you can’t.***

We are offering you a way to list your home that is *totally risk-free.*

Success in real estate is selling houses in a reasonable time and for top dollar. We’re confident that we can do this for you because our team has already helped thousands of families just like yours get their home sold.

Our pledge is to provide you with the highest level of service in the real estate industry, and our commitment to this pledge is 100%.

Your right is to evaluate whether we live up to this standard, and to cancel your listing agreement with us at any point *prior to receiving an offer*, with no penalties or obligations, if we fail to deliver the service we promised.

Seller Initials

Shelly Salas Listing Partner Initials