



Why are you selling?

Moving to Orrmand Beach

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

What do you believe needs to happen for that to be accomplished?

LMH

Seller Initials



VIP Seller Agreement

State law does not allow Broker to represent Seller as a client without first entering into a written agreement with Seller under FL Statutes Chapter 475.278

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

As a VIP Seller, Your Home Sold Guaranteed Realty (Broker) will provide you with the following Services and Guarantees from Agreement 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, web site 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, Professional Homebuyers and Agent Networks.

17 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.
- Syndication of Emotional Response Ads on the World Wide Web.
- 24 Hour Talking Ads for Created and Launched.
- Property Ads Added to Google Business Page and Websites!
- Social Media Marketing System Ads Created and Launched.
- Citywide Buyers Agent Network Notification.
- International Relocation Network Notification.
- For Sale Sign System Per Neighborhood Allowances.
- Notification to Proprietary Network of Real Estate Investors.
- InHouse VIP Customer System.
- Certified Pre-Owned Home System.
- Reverse Offer System.
- HouseTalk System.
- Guaranteed Sale/Trade Up Program
- The Everyday Open House System.
- Homeward Bound Newsletter to Our VIP Customer Database.
- Cash Offer Request Ordered

Louise M. Perritt
Seller

Hartford Howell
YHSGR

Seller

Exclusive Guarantees:

1. BUYERS IN WAITING GUARANTEE:

In addition to Brokers Key Systems that activate upon listing to get the Sellers Property Sold, Sellers property will be exposed to Brokers group of pre-qualified and interested buyers daily with Property Alerts to Broker's Database of Buyers in Waiting.

2. 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 one business day. GUARANTEE: If Broker fails to update Seller weekly or fails to return Sellers call within 24 hours, Seller will receive \$100.

3. HONEST PROMISES GUARANTEE:

Broker is not going to wildly promise Seller the moon and stars to get Sellers 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 Sellers home, Broker will give Seller a detailed Professional Service Agreement (Exclusive Seller Agreement) in writing. GUARANTEE: If at any time, Broker fails to honor that agreement, Broker will give Seller \$500.

4. 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 Sellers business, then wear the Seller down with low ball offers. Unfortunately, this does go on in the real estate industry. GUARANTEE: Your home will sell within the agreed upon price range, or Broker will pay Seller the difference (up to 25% of listing agents commission).

5. REALITY BASED TIMETABLE GUARANTEE:

Broker implements a complete marketing program to sell Sellers 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 Sellers home. In many cases, Sellers home will sell faster. GUARANTEE: If Broker fails to sell Sellers home within 90 days Broker will give Seller \$100.00 for each week after that (up to a maximum of \$1,000).

6. HONEST PRESENTATION OF EXPERIENCE AND TRACK RECORD:

Everything stated about Broker throughout these materials is summarized in Brokers "FACTS" brochure. This is an accurate, factual representation, fully supported by documentation, provided on request. GUARANTEE: If anyone can demonstrate that any of the statements or statistics summarized in the "FACTS" brochure are false, Broker will donate \$1,000 to charity of their choice.

7. QUALIFIED BUYERS GUARANTEE:

Brokers marketing systems and consumer programs automatically sift and sort out the best qualified prospects for Seller's home. Broker will not ask Seller to leave the property (if owner occupied) and allow it to be shown to any Buyer we represent unless they have been pre-qualified to buy Seller's property and are genuinely interested in the property. GUARANTEE: If Sellers home fails to close on time due to Buyer "financially not qualifying", Broker will give Seller \$1,000.

Louise M. Perritt

Seller

Martford Howell

YHSGR

Seller



WORTHY CAUSE REFERRAL ACKNOWLEDGMENT

Your Referrals Help the Kids at Give Kids The World Village!

We are on a mission to raise \$10,000 for Give Kids The World Village, an 89-acre, whimsical nonprofit resort near Orlando that provides critically ill children and their families from your community and around the world with magical week-long wish vacations at no cost. From life's simple pleasures to the stuff that dreams are made of, every wish family is treated to an all-inclusive experience including transportation; accommodations; donated theme park tickets; all meals and snacks; nightly entertainment; daily gifts; and more.

As a non-profit, Give Kids The World relies on the generosity of donors and supporters like YOU to fulfill its mission to create joy, optimism and hope for wish families. Seller acknowledges we donate a portion of income from real estate sales to Give Kids The World Village to help in their quest to make wishes become a reality.

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 award-winning real estate service, but a worthy cause will benefit as well.

To refer anyone, you know, considering buying or selling a home, contact us or pass our contact info on to them! Or Visit: www.HowellReferralRewards.com

Thank you in advance for your referrals!

Louise M. Perritt
Customer Signature

Martford Howell
YHSGR

Customer Signature

EXCLUSIVE VIP SELLER AGREEMENT

State law does not allow Broker to represent Seller as a client without first entering into a written agreement with Seller under FL Statutes Chapter 475.278

The seller(s) agree(s) to grant the broker and its affiliated licensees the exclusive right and privilege to show and offer for sale the property described below.

Address: 10071 43rd Trail S #321 Boynton Beach FL 33436

County Palm Beach

Full Legal Description of Property Will Be Required for a Purchase and Sale Agreement with Buyer.

LIMETREE COND UNIT 321

LISTING PERIOD: The term of this Agreement shall begin on the date of Apr 24, 2024.

The term of this Agreement shall be through the last day of the 6th month from the starting date or Apr 30, 2025.

LIST PRICE: The price at which the Property shall be offered for sale/listed at is \$ 225,000.

The agreed upon Reality Based Selling Price Range is \$ 155,000 to \$ 200,000.

NEGOTIATION Seller authorizes the Broker to assist, to the extent requested by Seller, in negotiating the terms of, and filling out, a pre-printed real estate purchase and sale agreement and/or counteroffer.

HOMEOWNERS WARRANTY Seller will receive an America's Preferred Supreme Home Warranty Protection Plan for the VIP Seller Agreement period. Plan coverage is Standard Coverage at no cost to the seller. Seller must sign the Supreme Home Warranty Agreement Application to be eligible for coverage.

Coverage starts the date the application is received and accepted by America's Preferred Home Warranty and continues until closing or until the listing is canceled, whichever occurs first. Seller may at Sellers expense opt for additional Seller coverage (Seller Preferred Upgrade) for \$75.

VIP CLIENT INVESTOR PROGRAM: Client _____ does OR does not wish to participate in Broker's VIP Client Real Estate Investor Program (REIP), whereby Client will receive notices of free real estate investor training and notices of real estate investment opportunities by mail, email or phone at times when investment opportunities arise. Clients may opt out of The REIP at any time and is never obligated to invest in real estate.

BROKER COMPENSATION: Seller agrees to pay Broker at closing 7% of the sales price for sales agent's commissions. Seller also agrees to pay Broker at closing 1/2% of sales price for Brokerage Services.

FIRST RESPONDERS DISCOUNT: A discount of 10% of the sales agent's commission for First Responders! By selecting ____ **YES** Seller certifies they are a First Responder (Active or inactive military personnel, active-duty police, fire or rescue)

CERTIFIED PRE-OWNED HOME SYSTEM: Seller shall pay Broker \$1,995, at the time of Agreement (Home Inspection, Buyers Home Warranty, Buy Back Satisfaction Guarantee).

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

PRE-AGREEMENT TERM: Broker shall market the property for days prior to entering the Property into any Multiple Listing Service. Broker and Seller agree that after the pre-marketing days have expired, Broker may offer the home for sale in the Multiple Listing Service.

Any Monetary Guarantees stated in this agreement will be paid to the seller as a reduction in Sales Agent Commission at the dose of the sale, provided Broker is exclusive listing agent and receiving a Sales Agent Commission equal to or greater than any monetary guarantee.

Seller understands that a Buyer may request that their Buyer's Agent also known as a Transaction Broker or Cooperating Broker negotiate their cooperative fee in the offer to be paid from Seller's proceeds.

All licensed real estate agents of Your Home Sold Guaranteed Realty are cooperative agents.

Seller Acknowledges any Buyer for the seller's property may elect to have representation in which the representative (a licensed real estate broker and or legal representative) acts solely on behalf of the Buyer's best interests..

In case of Buyer default in any purchase and sale agreement where Broker is acting as Seller's Agent. and Seller is awarded any portion of the Buyer's Earnest Money, Seller shall receive 50% of the earnest money and Broker shall receive 50% (not to exceed the commission listed above).

Broker's fee is due in the following circumstances: (1) if any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether the buyer is secured by Seller, Broker, or any other person. (2) if Seller refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to cancel an executed sales contract. (3) If, within 120 days after Termination Date

("Protection Period"), Seller transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom Seller, Broker, or any real estate licensee communicated regarding the Property before Termination Date. However, no fee will be due Broker if the Property is relisted after Termination Date and sold through another broker.

Sales Commission Bonus Option (Sellers Initials Required): Broker shall receive, in additional sales commission of 50% of any amount OVER AND ABOVE the Sellers List Price/Asking Price. YES. _____ No.

By signing this agreement, the 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.

Additional Terms: *Enter Property into the Multiple Listing Service (MLS) upon receipt of documents and completion of photographs or by/on a specific date of 5/15/2024

*TBD - Compensation to cooperating brokerage not to exceed 4%

*Once Property goes into Contingent or pending status on MLS, Agent will turn off syndication on MLS and continue to market the property as "For Sale" or "Coming Soon" on Zillow, Property Website, Team Websites, Facebook, Instagram and other Social Media outlets and web pages as agent sees fit to solicit backup offers from additional buyers.

Seller Signature Louise M. Perritt

Seller Signature _____

Seller Print Name Louise M. Perritt

Seller Print Name _____

Affiliated Licensee Signature Harford Howell



Cancellation Guarantee

"We are so confident that our real estate system will work for you, that we guarantee you the right to cancel your VIP SELLER 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 an agreement to sell your home 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 sell your home that is totally: risk-free.

Success in real estate is selling houses in a reasonable time and for top dollar. I'm 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 agrees to pay the MLS entry fee of \$50 upon early termination.

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