



**Why Are You Selling?**

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

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



**Scan the QR Code For a Summary of Our VIP Seller Benefits!**

**Seller Initials**



## VIP Seller Agreement

State law prohibits Broker from representing Seller as a client without first entering into a written agreement with Seller with FL Statutes Chapter 475.228

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

**As a VIP Seller, Your HomeSold 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 Data Base of Buyers, Professional Homebuyers 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.
- 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.

Seller

YHSCR Rep.



**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 Brokers Data Base of Buyers in Waiting.

**2. YOUR HOME SOLD GUARANTEED:** Seller's property will sell within the term of this agreement or Broker will sell it for free (Reduce Agent's Sales Commission to \$0 and extend the term of this agreement for additional 90 days).

**3. 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 Seller's call within 24 hours, Seller will receive \$100.

**4. 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.

**5. REALTY 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).

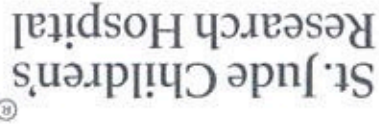
**6. REALITY BASED TIMETABLE GUARANTEE:** Broker implements a complete marketing program to sell Sellers home. You know in advance what will occur step by step and will receive weekly marketing updates. And Broker sets a "target range" for the timing of the successful sale of Sellers home. In many cases, 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).

**7. 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.

**8. 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 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.

Seller

YHSCR Rep.



## WORTHY CAUSE REFERRAL ACKNOWLEDGMENT

Your Referrals Help the Kids at St. Jude Children's Research Hospital! We are on a mission to raise \$50,000 for St. Jude's!

The mission of St. Jude Children's Research Hospital is to advance cures, and means of prevention, for pediatric catastrophic diseases through research and treatment. Consistent with the vision of our founder Danny Thomas, no child is denied treatment based on race, religion or a family's ability to pay.

Their designation as a Comprehensive Cancer Center reflects leading excellence in laboratory, clinical and survivorship research, as well as leadership in education and community outreach. The center was honored to again receive the highest possible score of "exceptional" in their most recent NCI review.

Our doctors are working to find cures. Treatments invented at St. Jude have helped push the childhood cancer survival rate from 20% to 80%.

Supporters like you mean their families never receive a bill from St. Jude for treatment, travel, housing or food — because all a family should worry about is helping their child live. And St. Jude is helping many more kids.

St. Jude freely shares the discoveries it makes, which means doctors and scientists worldwide can use that knowledge to save thousands more children. Who do you know considering buying or selling a home you could refer to Broker's Real Estate Sales Team? Not only will they benefit from award-winning real estate service, but a worthy cause will also benefit as well.

To refer anyone, you know considering buying or selling a home, contact agent or pass agents contact info on to them! Thank you in advance for your referrals!

Seller Initials

YHSCR Rep. Initials

**EXCLUSIVE VIP SELLER AGREEMENT**

State law prohibits Broker from representing Seller as a client without first entering into a written agreement with Seller with FL Statutes Chapter 475.228

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: 1801 North/Alice Dr  
City: St. Albans County Seminole Florida, Zip Code 32773  
Full Legal Description of Property Will Be Required for a Purchase and Sale Agreement with Buyer.

**LISTING PERIOD**

The term of this Agreement shall begin on the date of Oct 1-24. The term of this Agreement shall be thru the last day of the 6th month from the starting date or 3-1-25

**LIST PRICE**

The price at which the Property shall be offered for sale/listed at is \$ 178,999.00

In the unlikely event seller's property does not sell within the term of this agreement (no less than 180 days), Broker will, if agreed to by seller, extend the term of this agreement an additional 90 days and reduce the Sales Agent's Commission (as indicated in the commission section of this agreement) to 0% (\$0.00).

The agreed upon Realty Based Selling Price Range is \$ 160,000 to \$ 179,000

**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 Americas 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 Americas Preferred Home Warranty and continues until closing or until the listing is cancelled, whichever occurs first. Seller may at Sellers expense opt for additional Seller coverage (Seller Preferred Upgrade) for \$75.

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**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 trainings and notices of real estate investment opportunities by mail, email or phone at times when investment opportunities arise. Client 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 initialing Seller certifies they are a First Responder (Active or inactive military personnel, active-duty police, fire or rescue) Seller Initials \_\_\_\_\_

**CERTIFIED PRE-OWNED HOME SYSTEM:**

Seller shall pay Broker \$1,995, at the time of Agreement (Home Inspection, Buyers Home Warranty, BuyBack Satisfaction Guarantee, KOI Solar Energy Saving Consultation).

**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 has expired, Broker may offer the home for sale in the Multiple Listing Service.

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

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 Sellers Agent and Seller is awarded any portion of the Buyers Earnest Money, Seller shall receive 50% of the earnest money and Broker shall receive 50% (not to exceed the commission listed above).

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, 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 Signature \_\_\_\_\_  


Seller Print Name \_\_\_\_\_

Seller Print Name Ethan Conrad

Seller Print Name \_\_\_\_\_

Affiliated Licensee Signature \_\_\_\_\_

Real Estate License Number \_\_\_\_\_

Affiliated Licensee Print \_\_\_\_\_



Certified Pre-Owned Homes statistically sell for more money and in a shorter period of time compared to homes that are not a Certified Pre-Owned Home.

Should Sellers' home not sell within the agreed upon range of value as stated in the VIP Seller Agreement, Seller will receive 110% of the Certified Pre-Owned Home Premium Back.

The Certified Pre-Owned Home Benefits include:

- **A Pre-Inspection of my home** (\$786 Value) - *Disclose a clean bill of health to your buyers vs the unknown removing risk from the buyer.*
- **A Buyer's Home Warranty** (\$500 Value) - *Covers you, the seller, from being asked to fix things after closing and gives buyers peace of mind.*
- **High Definition Video Tour** (\$1200 Value) - *Better exposure*
- **Love it or Leave it Guarantee** (\$17,855 Value) - *Makes your home less risky to purchase than other homes because if buyer is not happy, we will buy it back or sell it for free.*
- **\$1,000 Off Buyers Loan Closing Costs** - *Makes your home stand out to potential buyers as more affordable than other homes.*

Seller Hereby (initial one): \_\_\_\_\_ Waives \_\_\_\_\_ Accepts \_\_\_\_\_  
The Your Home Sold Guaranteed Realty Certified Pre-Owned Home System.

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Seller Signature  
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Date

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Seller Signature  
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Date

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Licensee Signature  
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Date