



**EXCLUSIVE VIP SELLER AGREEMENT**

State law does not allow Broker to represent Seller as a client without first entering into a written agreement with the Seller. The seller(s) agree(s) to grant the below specified Licensee(s) the exclusive right and privilege to show and offer for sale the property described below.

Seller Name: William Henry Address: 1013 Wilcox Street  
City: Maryville County Blount County State TN Zip Code 37804

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 10/09/2024. The term of this Agreement shall be thru the last day of the 12th month from the starting date or 10/09/2025.  
YHSGR KORE local MLS Live Date(Effective Marketing Date) to begin on the date of \_\_\_\_\_.

**LIST PRICE:** The price at which the Property shall be offered for sale/listed at is \$ 449,999.

**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. Seller agrees that any or all cooperating compensation, shall be negotiated by the buying agent in any accepted purchase and sale agreement or subsequent counter offers.

**COMMISSION:** Seller agrees to pay Broker at closing 7% of the sales price, or \$10,000 whichever is greater for sales agent's commissions. Seller also agrees to pay Broker at closing 1/2% of sales price, or \$1,495, whichever is greater for Brokerage Services. Broker Compensation is not set by any federal or state law and has been fully negotiated between client and broker and stipulated in this agreement

**HOME WARRANTY:** Seller will receive a Limited Home Warranty Protection Plan for the listing period. Plan coverage is Standard Coverage at no cost to the seller. Coverage starts the date the application is received and accepted by Home Warranty Company(The Live Marketing Date on the MLS 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. Seller may also opt to provide buyer with a Home Warranty Protection Plan and if so, Broker will market the property as Home Warranty Included.

**Seller Preferred Upgrade:**  OPT-IN  OPT-OUT  Seller Elects To Offer Buyer Full Home Warranty at closing.

**WEEKLY PRICE REDUCTIONS:** Once on the Local Multiple Listing Service, Seller authorizes broker to reduce price at any point for marketing purposes over the course of 4 weeks. The total of the 4 weeks of price reductions shall not exceed \$100(one hundred)

**CARRYOVER:** Should the seller contract to sell or exchange, or contract to lease the property within 60 days after the expiration of this agreement to any Buyer(or anyone acting on the buyer's behalf) who has been introduced to the property, directly or indirectly, during the term hereof, as extended, the Seller agrees to pay the commission and fees as set forth above. This includes, but is not limited to any introduction or exposure to property by advertisements or postings appearing in any medium which originated as a result of listing the property

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

[Empty box for special stipulations]

\*UPON THE EFFECTIVE MARKETING DATE, ADDENDUM A TO BE RATIFIED AND INCLUDED AS PART OF THIS AGREEMENT

**COOPERATIVE MARKETING BETWEEN YHSGR TN & YHSGR KORE:** Seller agrees that Broker from YHSGR TN shall market the property simultaneously with YHSGR KORE for the full duration of this listing agreement as a marketing company on Mystate MLS, Zillow,Realtor, and Homes websites however the listing agency deems appropriate. YHSGR KORE will market on local Multiple Listing Services. YHSGR KORE will negotiate all offers submitted on the home. The Seller requests that the property be left in active status online and marketed to the fullest extent even after an offer has been accepted until the successful closing of the property takes place. The Seller authorizes cooperative marketing, as agreed to by both companies, for the duration of the listing until the successful closing of the property. This includes, but is not limited to marketing the property on Mystate MLS, Zillow, Realtor, and any and all other syndication sites online

*William and Dale Henry*  
dotloop verified  
10/09/24 3:26 PM EDT  
GW19-G34E-ZGB3-I076

Seller Signature

William Henry  
Seller Print Name

[Empty signature box]

Seller Signature

Seller Print Name

*Beth McCullah*  
dotloop verified  
10/09/24 2:42 PM EDT  
KOPL-D7JP-ZYUA-WVDE

Affiliated Licensee Signature

License #

Affiliated Licensee Print

Listing Broker - Your Home Sold Guaranteed Realty KORE - Firm License Number - 263561

*Tannon Giles*  
Affiliated Licensee Signature

327187  
License #

Tannon Giles  
Affiliated Licensee Print

Marketing Company Listing Broker - Your Home Sold Guaranteed Realty TN - Firm License Number - 261987