



Exclusive VIP Buyer Agreement

State law prohibits Broker from representing Buyer as a client without first entering into a written agreement with Buyer

Our Mission: To Assist You in Purchasing the Best Home at the Best Price with the Least Amount of Hassle

Your Home Sold Guaranteed Realty (Broker) Will Provide You with the Following Services:

Best Financing Program: We will assist you in securing the best financing program for your specific situation with the lowest interest rate and least expensive closing costs and have a pre-qualification/approval certificate generated to give you the best competitive advantage in purchase negotiations.

Home Hunter Service: We'll provide you with regular updates from our Home Hunter Service of all the new properties that match your home buying criteria. This will allow you to drive by and determine which properties you want to see.

Hard to Find Properties: We'll research and locate properties not readily available online and contact you when one or more match your criteria (unlisted properties, bank foreclosures, new construction, for sale by owners, etc.)

Private Showings: We'll arrange a private showing of any property you want to see.

Offer to Purchase Strategy: We'll discuss the best strategy with you regarding offer price, financing terms, interest rate, cost to close, possession date, inspection details, termite, pest and other environmental reports, and anything else you want to know when you are ready to purchase.

Buyers Interests Protected: We'll help you prepare the offer with terms, provisions, special stipulations, amendments, exhibits and addendums weighted in your best interest.

Purchase Negotiations: We'll present the offer on your behalf and negotiate in your favor to help you secure the property at the best possible price and terms.

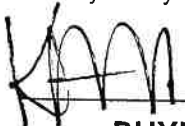
Competent Affiliates: We'll recommend extremely competent affiliates with respect to your total home purchase: including legal expertise, home inspection, appraisal, warranties, homeowner hazard and title insurance.

Communication Guarantee: Buyer will be kept posted on the progress of the purchase of their property with regular updates. Buyers phone calls will be returned by a qualified Brokerage Team Member within 24 hours. If Broker fails to return Buyers call within 24 hours, Buyer will receive \$100. *

BONUS #1: Buyer will receive a one-year Home Warranty Policy (\$500 minimum value). We will negotiate the warranty on your behalf at no cost to you.*

BONUS #2: Buyer will receive our written Buyer Satisfaction Guarantee: if you are not satisfied with your home purchase within the next 24 months, we will buy it back or sell it for free. Your Choice *

BONUS #3: Buyer may cancel this agreement at any time prior to making an offer on a home if we do not live up to our promises.



BUYER



YHSGR 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 Broker's 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 reduce Listing Agent's Sales Commission by 1% 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 Sellers 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 Listing Agreement) in writing. GUARANTEE: If at any time, Broker fails to honor that agreement, Broker will give Seller \$500.

5. 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: For every \$5,000 we sell your home for, below the agreed upon range, we will give you \$250 (up to a maximum of \$1,000.).

6. REALITY BASED TIMETABLE GUARANTEE:

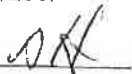
Broker implements a complete marketing program to sell Sellers home. You know in advance what will occur step by step and will receive weekly marketing updates. And Broker sets a "target range" for the timing of the successful sale of Sellers home. In many cases, Sellers home will sell faster. GUARANTEE: If Broker fails to sell Sellers home within 120 days Broker will give Seller \$50.00 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 Sellers 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 Sellers 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 \$250.



 Seller

Christy Burgos

dotloop verified
 08/23/24 5:21 PM EDT
 XWA6-J818-24ZM-JZQG

YHSGR

YOUR HOMESOLD
 GUARANTEED REALTY™
 — Our Name is Our Promise —
 KELLAR LAWRENCE REAL ESTATE

Buyer's Agent Commission: At the close of sale, the Seller of the property Buyer is purchasing will pay Broker a Sales Agent Commission of 4% of the sales price or a minimum of \$3500. Seller will also pay Broker ½% of the sales price for Brokerage Services at the close of sale.

WHS
First Responder Discount: If Buyer is a First Responder (Active/inactive military personnel, active-duty police, fire or rescue) Buyer will receive a 10% credit of the sales agent's commission applied: _____ toward buyers closing costs or _____ a reduction in sales price or _____ as a donation to the Charity of Buyers choice.

Buyer Initials if a first responder: _____

Remuneration and Specific Performance: Sales Agent Commissions and/or Brokerage Services Fees can/will be paid from any agreed upon commission agreement with a Sellers Agent and/or from any Seller Paid Buyer Closing Costs and/or Stipulated Proceeds of Sale and may be referred to as Buyer Agent Fees, Buyer Agent Commissions or Additional Commissions. Performance of the services stated in this agreement are conditioned upon Your Home Sold Guaranteed Realty being remunerated (paid) as indicated above. In the event Seller does not pay the full amount of the commission, Buyer shall pay the broker the difference.

WHS
VIP Buyer Access Fee and Notification: Buyer shall pay Broker a VIP Buyer System Fee of \$199.00. Buyer agrees to notify Broker of any property you wish to view, inform other agents, for sale by owners and builders Our Team at Your Home Sold Guaranteed Realty is representing you as your exclusive buyer's agent.

SOLD BY Sign: Buyer agrees to allow Your Home Sold Guaranteed Realty 'SOLD BY' sign to be placed on property Buyer is purchasing for a period of 2 weeks after closing.

Brokers Use of Promotional Materials: Broker may use any testimonials and/or photos provided to Broker, reviews posted about Broker, property photos of the property Buyer is buying and/or selling in any of Broker's promotional materials for an undetermined period of time. Buyer may, at any time, with written notice to Broker, request NOT to be included in Broker's promotional materials.

Start and End Date: This agreement begins this date, _____, and automatically ends the last day of the sixth month from this start date, unless cancelled earlier by either party in writing.

[Handwritten Signature]
 Buyer Signature

Kristen Marton
 Buyer Print Name

 Buyer Signature

 Buyer Print Name

Listing Broker – Your Home Sold Guaranteed Realty – MLS Office Code – YHSG01 – Firm License Number – H-76292

Tara Wise
 Broker/Affiliated License Signature

Tara Wise
 Broker/Affiliated/Licensee

 First Appointment to go Look at Properties
 (Date/Time)


138517
 Real Estate License Number



YOUR HOME SOLD GUARANTEED REALTY - KELLAR LAWRENCE REAL ESTATE
MARKETING AUTHORIZATION AGREEMENT

The undersigned Owner(s) grant Your Home Sold Guaranteed Realty ("Broker") the exclusive right to sell/market property located at 118 Oak Ridge Drive, Greenwood, SC 29649 ("Property"), beginning 08/23/2024 and ending 02/28/2025.

Owner(s) grant Broker permission to price the property at \$ 229,500.00 to attract the most buyers and the highest offers.

If during the term of this Agreement, Owner(s) enter into a contract to sell Property, Owner(s) shall pay Broker a service fee of 7% of the sale price plus a \$595 administration fee, to be disbursed from the title company upon closing. 6% 1/2 % 

Owner(s) authorize Broker to submit Property to MLS at Broker's sole discretion and to market and present property to prospective buyers in any way Broker deems appropriate.


If within 90 days after the end date of this Agreement, Owner(s) enter into a contract to sell Property to a buyer, who individually or through his/her agent, inquired about Property, viewed Property, or made a purchase offer for Property during the term of this Agreement, Broker shall be entitled to the service fee referenced above at closing.

Stephan Hite 8/23/24
Owner Signature Date

Stephanie Hite
Printed Name

Owner Signature Date

Printed Name

Christy Burgos 
Kellar Lawrence Team Agent Date



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 broker and its affiliated licensees the exclusive right and privilege to show and offer for sale the property described below.

Address: 118 Oak Ridge Drive, Greenwood, SC 29649
City: Greenwood County Greenwood South Carolina, Zip Code 29649
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 08/23/2024. The term of this Agreement shall be thru the last day of the 6th month from the starting date or 02/28/2025.

LIST PRICE

The price at which the Property shall be offered for sale/listed at is \$ 229,500.00

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) by 1%.

The agreed upon Realty Based Selling Price Range is \$ TBD to \$ 229,500.00

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 listing 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.

Seller may also opt to provide buyer with a Supreme Home Warranty Protection Plan by Americas Preferred Home Warranty and if so, Broker will market the property as Home Warranty Included. Election by Seller to include a home warranty for the buyer is indicated on a Supreme Home Warranty Agreement Invoice.

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COMMISSION:

6%

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 listing.

CONSENT TO DISCLOSED DUAL AGENCY/DESIGNATED AGENCY: (INITIAL APPLICABLE CHOICES)

HS Seller acknowledges receiving an explanation of the types of agency relationships that are offered by the brokerage and a South Carolina Disclosure of Real Estate Brokerage Relationships form at the first practical opportunity at which substantive contact occurred between the agent and the seller.

Owner acknowledges that after entering into this written agency contract, Broker might request a modification in order to act as a dual agent or a designated agent in a specific transaction.

If asked:

Permission to act as a dual agent will not be considered.

HS Permission to act as a dual agent may be considered at the time I am provided with information about the other party to a transaction. If Owner agrees, Owner will execute a separate written Dual Agency Agreement.

Permission to act as a designated agent will not be considered.

HS Permission to act as a designated agent may be considered at the time I am provided with information about the other party to a transaction. If Owner agrees, Owner will execute a separate written Designated Agency Agreement.

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

PRE-LISTING TERM: Listing Broker shall market the property for 2 days prior to entering the listing into any Multiple Listing Service. Broker and Seller agree that after the pre-marketing days has expired, Broker may list 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).

YOUR HOME SOLD GUARANTEED REALTY™

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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.

Stephanie C. Hite
Seller Signature

Stephanie C. Hite
Seller Print Name

Seller Signature

Seller Print Name

Listing Broker - Your Home Sold Guaranteed Realty - MLS Office Code - YHSG01 - Firm License Number - H-76292

Christy Burgos

dotloop verified
08/23/24 5:21 PM EDT
RE1Z-GOYM-WGIB-POXY

Affiliated Licensee Signature

135064
Real Estate License Number

Christy Burgos
Affiliated Licensee Print