



**Why are you selling?**

**Moved to Castle Rock**

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

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

*CJP*

**Seller Initials**

*BS*



## 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, Your Home Sold Guaranteed Realty (Broker) 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, 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 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 ad copy on the World Wide Web.
- 24 Hour Talking Ads for mobile and WIFI created and launched.
- Property ads added to Google Business Page.
- Social Media Marketing system ads created and launched. City-wide Buyers Agent Network notification.
- International Buyer Network notification.
- For Sale Sign System if neighborhood allows.
- Notification to Proprietary Network of Real Estate Investors. In-House Returning VIP Client System.
- USP Branded Online Marketing Systems.
- Platinum Reverse Offer System.
- Less Branded Online Marketing Systems.
- Internal Notice to YHSGR Agents.
- The Everyday Open House System.
- Homeward Bound Newsletter to VIP Buyers and Past Clients.

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**Seller**

[Barb Schlinker](#)

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**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 sell it for free (Reduce Listing Agent's Sales Commission to 2 % of the listing side 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 24 hours. 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 Broker sells Sellers home for, below the agreed upon range, Broker will give Seller \$200.00 (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 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 these statements or statistics summarized in the "FACTS" brochure is 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 \$500.

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**Seller**

*BS*

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Rep.**



## WORTHY CAUSE REFERRAL ACKNOWLEDGMENT

Your Referrals Help the Veterans!

We are on a mission to raise \$25,000 for Veterans Causes including USO, Fisher House, America's Vet Dogs, TunneltoTowers, Adopt a Platoon, Luke's Wings & Wounded Warriors. That way we can serve those who volunteer to defend our freedom, sometimes at great cost to themselves and their families.

As a non-profit, these Veteran's organizations depend on Sponsorships and Donations to continue support Veterans across the world. Seller acknowledges we donate a portion of income from real estate sales to help in their quest to meet the needs of these brave people.

### YOUR REFERRALS REALLY DO HELP VETERANS!

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, 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!

Thank you in advance for your referrals!

*CJP*

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**Seller  
Initials**

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Rep.  
Initials**



## 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: 14279 White Peak Dr

City: Colorado Springs County El Paso Colorado, Zip Code 80921

### LISTING PERIOD

The term of this Agreement shall begin on the date of Jan 13, 2025. The term of this Agreement shall be thru the last day of the 6th month from the starting date or 06/30/2025.

### LIST PRICE

The price at which the Property shall be listed is \$444999

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 2%. Seller may at seller's discretion offer a sales commission to a Buyer's agent. Such commission, if any will be negotiated at the time of the extension of the term of this agreement.

The agreed upon Reality Based Selling Price Range is \$435000 to \$465000.

### PRE-LISTING TERM

Listing Broker shall market the property for 7 days prior to entering the listing into any Multiple Listing Service. Broker and Seller agree that after the pre-marketing days has expired, Broker will immediately list the home for sale in the Multiple Listing Service. Pre-Listing Marketing may include but is not limited to, publication on websites, social media platforms like Facebook, search portals, newspapers, videos, tv commercials, radio commercials, flyers, post cards, newsletters and websites.

### 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.

### HOME OWNERS 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 \$100.

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:**

Seller agrees to pay Broker at closing 6 of the sales price for sales agent's commissions.

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

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 agent and/or legal representative) acts solely on behalf of the Buyer's best interests.

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.

*Corbin J Pope*

01/04/2025

*Corbin Pope*

**Seller Print Name**

**Seller Signature**

**Seller Signature**

**Seller Print Name**

**Listing Broker – Your Home Sold Guaranteed Realty – MLS Office Code – 49603, License 40047066**

*Barb Schlinker*

01/04/2025

40047066

**Broker/Affiliated Licensee**

**Signature**

**Real Estate License Number**

**Barb Schlinker**

**Broker/Affiliated Licensee Print**



## 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. 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.

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