



MONARC SELLER'S GUARANTEE

As an independently owned and operated MONARC Real Estate office, we are dedicated to providing you with service that is professional Courteous and responsive in helping you market your property. To fulfill this commitment, we agree to provide you with the following services:

- 1. Dedicate myself to making the process of selling your home as easy and as successful as possible.
2. Respect you, your needs and be honest and forthright.
3. Hold your best interest in the highest regard throughout the process.
4. Value and respect your time, being as efficient and effective as possible.
5. Understand your needs and respond quickly.
6. Use my base of experience, knowledge, tools and the most up-to-date training to best serve you.
7. Provide regular progress reports throughout the process and discuss with you comments received about your property.
8. Explain each step of the process and act as a guide to help you make the most informed decisions.
9. Make recommendations to enhance the marketability of your property.
10. Use a written Competitive Market Analysis and local market information to help you set the right listing price to sell your home and get the value you deserve.
11. Review various financing alternatives and assist you in determining those which best enhance the salability of your home.
12. Develop, present and agree upon a Customized Marketing Plan that will detail specific promotional efforts to best help market your property.
13. Place with your permission and in compliance with local sign ordinances the Globally recognized Monarc Real Estate yard sign.
14. Provide worldwide exposure of your property on the internet, including posting your property on a variety of web sites which receive millions of visitors each month.
15. Explain local Real Estate procedures and regulations.
16. Show your property to pre-qualified buyers.
17. Utilize networking of many offices to expose your property to potential buyers referred to our office.
18. Utilize the countless and powerful resources of Monarc Real Estate to get you the results you deserve, including leveraging all networking and communication systems available to all of our agents.
19. Submit all written offers, assist you with negotiations, and provide an estimate of your net sale proceeds, so you are informed of all implications prior to any offer acceptance.
20. Upon your offer acceptance, we will monitor all pre-settlement (escrow) activities throughout the closing as permitted by law or local practice.
21. Assist you in finding your next home, or refer you to another office in another location.
22. Provide you any other assistance that you may require if within our scope or powers.
23. Please feel free to discuss/write below any additional items/comments with your agent if not already covered.

We appreciate you allowing us the opportunity to assist you with the marketing of your property. If at any time you have a question, concern, comment or suggestion, please contact our Broker:

Phone _____

This Monarc Real Estate Seller Service Pledge applies only to an exclusive right to sell agreement of not less ___ days. If any terms or conditions contained herein are prohibited by local law, they shall be considered severed from this pledge and of no force or effect. In the event of any alleged breach under the terms of this Seller Service Pledge, the seller (as sole and exclusive remedy) may terminate the exclusive right to sell agreement, provided that our office is given ten days (10) written notice of the reason for termination and an opportunity to cure the default during the notice period.

Monarc Real Estate

A copy of this Seller Service Pledge has been received.

Sign: _____

Sign: _____

Name: _____

Sellers: _____

Dated: _____

Address: _____

Phone: _____

