

**FRANCES ANNE GWIN REALTY, LLC
SELLER SERVICES GUARANTEE**

Seller(s): _____

Address: _____

Phone: Home: _____ Office: _____ Mobile: _____

E-Mail: _____

This Frances Anne Gwin Realty, LLC Seller Services Guarantee is the commitment that Frances Anne Gwin Realty, LLC and your Gwin Realty Sales Associate _____ will perform the services stated below as part of the exclusive listing agreement on your property.

MARKETING

Comparable Market Analysis

I will provide you with a current Comparable Market Analysis and assist you in determining the most effective list price for your property.

Home Enhancement

I will make recommendations to enhance your property's ability to attract buyers.

Gwin Realty Action Team

I will present your property to your Gwin Realty sales team. I will share with you the team's recommendations to help realize the best price for your property.

Promotion to Other Brokers

I will promote your property to other Brokers and Sales Associates in the area.

Multiple Listing Service

I will prepare a plan for your property to appear in the local Multiple Listing Service. The information will be submitted by the selected date for the property's debut on the market to achieve maximum impact.

Local Newspaper Advertising

I will advertise your home in the local newspapers to attract potential buyers.

Gwin Realty Yard Sign

I will place a Gwin Realty FOR SALE sign on your property to help generate calls to our office from prospective buyers.

National and Local Advertising

I will review with you how our national and local Internet gives you maximum exposure to attract the greatest number of buyers to your property.

GwinRealty.com

I will make information about your property available on our award-winning Web site, and promote it online - 24/7.

REALTOR.com

Your property will also receive added exposure through REALTOR.com, the official Web site of the National Association of Realtors.

CUSTOMER SERVICE**Personal and Timely Response**

I will return your phone call or email within 24 hours or less and provide you with a weekly progress report on the promotion of and sale of your property.

Seller Disclosure

I will present your written disclosure regarding the condition of your property to buyer prospects to assist them in preparing an offer. You will keep me informed of any changes in the property and keep the information current on the disclosure form.

Purchase Offers

I will review all purchase offers as they are presented, and I will negotiate on your behalf to reach a purchase agreement with terms that are favorable and protective for you.

Closing the Sale

I will monitor and inform you of the progress of the Transaction, including the satisfaction of all contingencies and conditions during the entire transaction.

FINANCING**Financing Alternatives**

Prior to showing your property, we will encourage prospective buyers or their representatives to get written loan pre-approval. We will also discuss the impact of various financing alternatives with you.

Estimated Net Proceeds

I will furnish you with an estimate of the proceeds you can expect from the sale of your property.

COUNSELING SERVICES**Representation**

I will review with you how I will represent you or the transaction. This will be thoroughly discussed and clearly presented for your consideration.