



**Congratulations on taking the first step in selling your home!**

## **Listing with YourIgloo!**

*Would you like someone to give you a helping hand?*

*Is selling your home taking up too much of your time?*

**Take the second step now! Choose one of our upgrade packages.**

Option #1 is the Contract to Closing Assistance package. One of our Realtors will work for you, from the point an offer is received until closing. Our Realtor will keep your best interest at hand and help ensure a successful closing.

### **Option #1 – Contract to Closing Assistance package**

- Assist in developing a clear, binding contract
- Negotiate professionally on your behalf
- Understanding the requirements and conditions of an offer
- Obtain contract acceptance
- Collect and provide all required information to the Title Company
- Review HUD 1 Settlement Statement
- Keep Seller Informed

**Commission: for homes selling up to \$200,000: flat fee of \$1000.00 payable at closing**  
**Commission: for homes selling above \$200,000: 1/2 % of selling price, payable at closing**

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Option #2 is the Seller's Convenience package. One of our realtors will work for you, saving you valuable time, assisting with developing a binding contract, and checking to make sure every detail is done to ensure your home closes.

### **Option #2 - Seller's Convenience package**

- Home preparation recommendations
- Box for Property Info Flyers
- Lockbox - You no longer have to be home to show your property.
- Coordinate all appointments and inspections
- Follow-up on showings
- Confirm buyer's financial qualifications (pre-approval) with lender
- Communicate feedback
- Assist in developing a clear, binding contract
- Negotiate professionally on your behalf
- Understanding the requirements and conditions of an offer
- Keep seller informed throughout the transaction

**Commission: for homes selling up to \$200,000: flat fee of \$2000.00 payable at closing**  
**Commission: for homes selling above \$200,000: 1 % of selling price, payable at closing**

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Option #3 is the Full Service package. One of our realtors will meet with you to discuss and view your home. Our realtor will handle all aspects of the selling process and keep you fully informed.

### **Option # 3 - Full Service**

- Home preparation recommendations
- Comparative Market Analysis (CMA), on request
- On the Multiple Listing Service (MLS) until your house sells
- Maximum photographs posted on the MLS
- Showcase Listing on Realtor.com with up to 25 photographs
- Box for Property Info Flyers
- Lockbox
- Coordinate all appointments and inspections
- Follow-up on showings
- Confirm buyer's financial qualifications (pre-approval) with lender
- Communicate feedback
- Assist in developing a clear binding contract
- Negotiate professionally on your behalf
- Understanding the requirements and conditions of an offer
- Obtain contract acceptance
- Recommend title companies and lawyers
- Collect and provide all required information to the title company closers

- Review the HUD 1 closing statement prior to closing
- Keep sellers informed throughout the transaction
- Attend and assist at closing

**Commission: 1.5% of selling price, payable at closing**

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For further information, contact:

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