



# Listing Residential Properties 2019 with 90 Day Guarantee

Key agent(s) \_\_\_\_\_ will only list residential properties if the following is completed before the listing begins.

1. If the appraisal value is less than \$350k the appraisal cost is \$250. If the appraisal value is between \$350k but less than \$800k the appraisal cost is \$400. If the value is above \$800k the appraisal cost is \$600.

*Note: The appraisal is the first item to be completed. If the seller wants to list property for more than the appraised value, we will cancel this agreement. The seller will agree to pay for the appraisal and their will be no further contractual agreement.*

2. A complete certified inspection report including; structural, roof, P&E and HVAC cost is \$850.
3. Completed expedited resale package ordered \$350. If there are 2 associations, cost is \$500.
4. A complete ordered full title report, on the listed/appraised property cost is \$150. If title is held in trust or any other legal entity, the seller must pay for any attorney letter to be drafted on said attorneys legal letter head, who has the legal right to sell the listed/appraised property. A copy of the trust/attorney opinion will also be required by law by the title company.
5. The listing agent(s) will order the appraisal, inspection, resale package, and full title report. The listing agent(s) guarantee an acceptable contract at or above list price within 90 days.
6. The seller will reimburse listing agent(s) at close of escrow for the inspection reports, appraisal, resale package and title report, when an acceptable offer is received within 90 days or less.
7. The listing will officially begin and have a 90 day guarantee of sale at or above listed price within usually 1 week of all work, including appraisal, inspections, resale package, title report and any repairs being done if needed.
8. Seller agrees to list the property at or below appraised value.
9. Seller agrees to have any and all repairs that inspection report notates completed by a licensed contractor and have paid receipts showing completed work.
10. Under no circumstances may the owner make repairs unless he or she is a licensed contractor.

11. Seller agrees to make a decision on any and all offers that are at or above list price within 2 business days, from receipt. This is all part of the **90 Day Guarantee**.

12. Seller agrees not to look at any offers below list price/appraised value.

*We will not list any property that may have lead base paint, asbestos, kitec plumbing, or any other health related item until a licensed environmental contractor, who is licensed and bonded in the state of Nevada has given a certificate of being in compliance.*

When you agree with the 90 Day Guarantee please call  
or email me and start packing immediately!

**Your property is sold!**