



MARK Z
HOME SELLING TEAM

BUYER'S ADVANTAGE CONTRACT

We have one commitment when working with you and that is to exceed your expectations while getting you the best possible price, terms and conditions when you buy a home. To do this, we've created our Buyers Advantage Program to ensure that you get the most house for the least amount of money. By enrolling in the Buyers Advantage Program, you will receive the three advantages listed below, a variety of proprietary consumer programs and services, and instant enrollment into our Raving Fan Club.

1. Earn up to \$1,000.00 Cash at Closing*:

That's right no gimmicks, here's how it works. If we show you seven properties or less and you decide to write an offer and your offer gets accepted, at closing we will write you a check for \$1,000.00. The purchase price must be \$250,000 or more and we must get paid three percent commission from the selling side. If your purchase isn't \$250,000, no worries, we can still accommodate you:

Purchase Price \$200,000 to \$249,999 gets you \$500.00 Cash At Closing

Purchase Price \$100,000 to \$199,999 gets you \$350.00 Cash At Closing

2. Sell for FREE:

When you work with us, we will sell the home you buy through us for free. This is how it works. During the first 12 months after your closing, if you are dissatisfied with your new home purchase for any reason at all, you simply let us know and you get our incredible home selling system at no charge from us. We will list your home until it sells at your price for up to 6 months after the initial listing date with us. During this period, any commissions paid on the sale of the home will be paid directly to the agent that brings the buyer for your home and not to us.

3. FREE Enrollment into our Raving Fan Club:

When you enroll in the Buyers Advantage Program, you become a client of ours for life. We want you to be as happy about your home years from now as you were on the day you moved in. To accomplish that, we have established the Raving Fan Club, which gives you access to discounted rates from the vendors we work with, access to our office copier, fax and meeting rooms and a variety of other services to make your life better and easier.

AMAZING PROGRAMS & SERVICES

- 1. Home Hunter Service:** Our Home Hunters Service gives you a backstage pass to the MLS, as if you were an agent. You will have the ability to see all the homes for sale based on your own search criteria and more importantly, get to act on them before most agents even show them to other buyers. This service puts you in position to act quickly on some of the best deals in the market.
- 2. Distressed Sellers Program:** Get access to motivated sellers who are looking to sell their homes because they are in foreclosure, an absentee owner, have had their home on the market for more than 6 months or are currently carrying two homes. These homes represent great bargains and we get you access to them.
- 3. Strategic Negotiation Experience:** Our team sells over 200 homes per year. We use our 50 years of combined real estate experience to work to get you the best price, terms and conditions on your home purchase. In most cases, we can even get the seller to pay some of your closing costs when you buy your home.
- 4. Customized Loan Programs:** Our in-house mortgage affiliate has the experience to get you a loan program that meets your financial needs best based upon the house you want to buy. They are skilled in creative financing to limit the amount of money you need to come to closing, getting you the best rates and even getting you into your home without having to make a payment for the first 60 days that you live there.
- 5. Cancellation Guarantee:** A Cancellation Guarantee backs all of these services. If you are not completely satisfied with the job we're doing for you, you can cancel your buyers advantage program agreement. This does not void an exclusive Buyer Agency agreement in which a commission shall be due for services performed.

