

SELLWISE™ FLAT FEE MLS SERVICES

Northeast Tennessee Association of Realtors

Our Northeast Tennessee Association of Realtors SELLWISE Flat Fee MLS Services covers the following counties: Carter, Greene, Hancock, Hawkins, Johnson, Scott, Sullivan, Unicoi, and Washington Tennessee counties.

Choose your service:	SELLWISE™	SELLWISE™	SELLWISE™
	Flat Fee MLS	Flat Fee MLS	Flat Fee MLS
Features:	Listing Plan #1	Listing Plan #2	Listing Plan #3
No Upfront Risk! Pay after listed on MLS	\$199 - 3 months	\$249 - 6 months	\$349 -12 months
Realtor.com Listing	Included	Included	Included
MLS Listing shows sellers contact info. including email	Included	Included	Included
Listing on hundreds of web sites	Included	Included	Included
Professional Yard Sign.	Included	Included	Included
MLS Photos	10 Photos	20 Photos	20 Photos
TN Realty Forms - Online 24/7	Included	Included	Included
MLS Data can be submitted online	Included	Included	Included
TN Disclosures on Typeable PDF Docs.	Included	Included	Included
Your Own Property Website:	Included	Included	Included

Cancel Early with No Penalty Fee	Included	Included	Included
No charge for MLS Changes	Included	Included	Included
"ALL" Leads referred to owner	Included	Included	Included
Broker Guidance	Available upon request	Available upon request	Available upon request
Extend for 3 mos. for \$75.00	With signed request	With signed request	With signed request
Extend for 6 mos. for \$100.00	With signed request	With signed request	With signed request
6 Month Re-list for \$175 Note: MLS Rules Apply	With signed request	With signed request	With signed request
SELLWISE™ Guarantee	Included	Included	Included
SELLWISE™ Property Report	Included	Included	Included
Post Open House on Realtracs.com	Included	Included	Included
Key Lock Boxes Avg. Price \$15.00	With written request	With written request	With written request
Property Flier	Upon request	Upon request	Upon request
Realtor.com with 25 photo Visual Tour	\$25.00 Visual Tour	\$15.00 Visual Tour	\$15.00 Visual Tour
YouTube.com 25 photo video	\$25.00 Video Tour	\$15.00 Video Tour	\$15.00 Video Tour
Craigslist 25 photos. Ad	\$15.00 Virtual Tour	\$15.00 Virtual Tour	\$15.00 Virtual Tour

Details on our Northeast Tennessee Association of Realtors

SELLWISE™ Flat Fee MLS Services:

Pay after being listed on MLS & Realtor.com. We have been successfully providing Flat Fee MLS Listing Services across Tennessee longer than any other TN real estate company. We fully expect you to be satisfied with your MLS listing.

MLS Listings per MLS rules will show your phone number and email address to agents. This allows buyer agents to easily reach you. All buyer leads and inquiries are referred directly to you.

Realtor.com® - Your listing is automatically fed to Realtor.com and many other sites via the MLS. Any leads from Realtor.com or any site will be referred directly to you by our office. Note Realtor.com does not permit any seller's contact information to be shown.

Listing on hundreds of web sites - This list is amazingly long. We provide exceptional exposure. Click on the following web page for a list >

Professional Yard Sign - Our yard sign is designed to encourage prospective buyers and Realtors to call you. It also has a place for the MLS# so the listing can easily be identified by prospective buyers and showing agents. The sign is standard size 18" X 24" sign. Additional signs are \$10.00

MLS Photos - Photos are a very important part of marketing your listing to buyers and Realtors with buyers. Plan #1 includes up to 10 photos. Plan #2 includes up to 20 photos and Plan #3 includes up to 20 photos.

TN Association of Realtors RE Forms - Online 24/7 - We have these forms available on a password protected web page. They are updated annually by the Tennessee Association of Realtors and approved annually by numerous attorneys and brokers across Tennessee. Link to forms >
<http://moreequitynow.com/3237/tar-forms-2010/>

MLS Data can be submitted online - Our online forms improves reading the data submitted which improves the accuracy of our data entry on the MLS for your listing. Paper MLS Data Entry Forms can be difficult to read and complete.

TN Disclosures are on typeable PDF documents for your convenience.
This helps to keep your disclosures easy to read and easier to complete.

SELLWISE™ Property Report - This is a comprehensive report providing you a copy of your public tax record, aerial photo of your home/subdivision, street map and recent sales in the immediate area as well as information about sales in your subdivision.

Cancel Early with No Penalty Fee - We do not try to hold your listing. If you decide not to sale, not to be listed or simply want to discontinue your MLS listing agreement, you can cancel your listing by providing us a written request with all owner signatures. Your MLS listing will be cancelled as soon as possible upon receipt of your signed request.

No charge for MLS Changes - We do not charge for MLS changes. We do ask you to be reasonable on the number of requests you make. Choose your photos carefully and only submit photos that will help market your listing

"ALL" Leads are referred to You - We consider ALL leads on your listing to be YOUR leads.

Professional Broker Guidance - We will provide you general guidance if requested and we do not charge you for that guidance.

SELLWISE™ Flat Fee MLS Guarantee - We guarantee that your listing will be uploaded to the primary MLS for your property's location. We also guarantee you will not see any fees at closing to our company that have not been previously agreed to in writing.

Extend for 3 or 6 months - If your listing does not sell and you want to extend the existing listing agreement we need the request in writing with all owner signatures 7 days prior to the listing expiration. Please advise our office of your request so we can confirm receipt of your signed request.

Re-list for 6 months - Note: MLS Rules apply if you want to relist your home after it has expired and obtain a new MLS listing number. Contact us for details.

Key Lock Boxes - We allow you to choose the lock box that best suits your needs. The average price is approximately \$15.00. Contact us for details.

Free - Property Flier - It includes significant information with your contact information.

Realtor.com® Visual Tour – Shows up to 25 photos. Click the following link to see the Realtor.com Visual Tour exposure >

YouTube.com Video - Shows up to 25 photos in Video Format. Videos are becoming very popular. Having a YouTube Video of your home is just another way to reach buyers.

Craigslist.org Ad - Shows up to 25 photos. HTML code is provided so you can easily upload your Craigslist Ad quickly with your contact information and have the ability to keep the listing near the top.

If you have any questions feel free to contact us. RDH Services, LLC Ralph Howard Broker/Realtor 1-888-932-0506 or buywisetrn@comcast.net