



VIP SELLER AGREEMENT

Our Mission: To Sell Your Home at Your Price in Your Time Frame and with the Least Hassle to You!

As a VIP Seller, Mario Daniel Sconza & Partners will provide you with the following services and Guarantees from Listing to Sale:

1. A custom advertising, marketing and presentation plan is prepared for your home.
2. That plan is fine-tuned by our Team of Experts.
3. We personally write or supervise all the ads, sale details, web site and social media postings and other information about your home.
4. Aggressive Marketing begins through multiple world-wide media channels and Presentation of your home to our Data Base of Buyers in waiting and Agent Networks.

*16 Key Systems Are Immediately Activated to Get Your Home Sold at Your Price in Your Time Frame and With the Least Hassle.

- Immediate introduction of your home to our database of buyers in waiting.
- Syndication of Emotional Response ad copy throughout the World Wide Web.
- 24 Hour Talking Ads for mobile and WIFI created and launched.
- Property Search ads added to Google Search and other search engines.
- Social Media Marketing system ads created and launched.
- City-wide Buyers Agent network notification.
- International Buyer network notification.
- "Buy this home and I'll buy Yours" Trade Up Program.
- Notification to Proprietary Network of Real Estate Investors.
- In-House Returning VIP Client System.
- USP Branded Internet Marketing Systems.
- Platinum Reverse Offer System.
- Less Branded Internet Marketing Systems.
- Internal Notice to top-selling realtors in the GTA and surrounding areas.
- The Everyday Open House System.
- Homeward Bound Newsletter to VIP Buyers and Past Clients.



Exclusive Guarantees:

1. **YOUR HOME SOLD GUARANTEED**

In the unlikely event seller's property does not sell within the term of this agreement (no less than 180 days), Broker will, if agreed to by Seller, extend the term of this agreement an additional 90 days and reduce the commission to 0% (\$0.00). Seller may at Seller's discretion offer a sales commission to a Buyer's agent. Such commission, if any, will be negotiated at the time of the extension of the term of this agreement.

2. **CANCEL ANYTIME GUARANTEE**

The Seller may cancel this agreement with our Brokerage. anytime with no obligation or further commitment to our Brokerage Seller Retains full control.

3. **COMMUNICATIONS GUARANTEE**

If we fail to update you weekly, we will provide you with a \$5000 savings certificate to contribute toward your closing costs or donate that money to a charity of your choice in your honour.

4. **HONEST PRESENTATION OF EXPERIENCE AND TRACK RECORD GUARANTEE**

Everything said about Mario Daniel Sconza & Partners throughout these materials is 100% FACTUAL. If there is ever a demonstration that any of these statements or statistics are false, Mario Daniel Sconza & Partners will provide a \$100,000 savings certificate to contribute toward your closing costs or donate that money to a charity of your choice in your honour.

5. **VIP BUYER MORTGAGE RATE PROTECTION CERTIFICATE**

If we don't secure the best financing rate for the buyer, thus enabling us to negotiate a higher price for your home, we will make their first mortgage payment.

6. **GUARANTEED SALE PROGRAM**

Our Guaranteed Sale Program creates more demand for your home. By advertising to Buyers that we can buy their home if they buy yours+, your home stands out above your competition as one that is easier to buy. You are also more likely to receive firm offers vs. conditional ones since we are willing to guarantee the buyer's home will sell. +mario daniel sconza & homeowner must agree on price and closing date.

7. **PRIVATE SALE GUARANTEE**

The Seller may offer the property for sale privately and in the event the Seller receives an offer satisfactory to him/her by a Buyer that was not introduced to the property through the efforts of Mario Daniel Sconza & Partners, the Seller may sell the property privately at no cost owing to our Brokerage.

8. **HOME WARRANTY GUARANTEE**

Premium coverage for what you can see and what you can't see.

9. **HOME CLOSING INSURANCE GUARANTEE**

Restora-Close Home Closing Insurance. Provides Coverage for Irrecoverable Extra Costs resulting from Unforeseen Delays or Failures in Home Closings.

Seller's Initials

Mario Daniel Sconza & Partners ©