



Seller Guarantee from Lyn Thomas Team

1. We provide a pre-listing task sheet to help you prepare your home and reliable vendors to assist for handyman items.
2. We will assist in staging your home to attract Buyers at no extra cost.
3. We will provide extensive marketing to your home including weekly e-marketing traffic reports, social media advertising, and approximately 70 publisher websites, and over 200,000 KW partner websites worldwide. These will all be posted by listing goes “live” date.
4. We will meet vendors at your home to allow entry for any work or repairs to be done when you are not available.
5. We will provide weekly updates concerning your buyer’s status of loan or cash buyer’s progress under contract.
6. We will negotiate any repairs on your behalf from buyer’s home inspection and provide recommendations during the process.
7. If it becomes a multiple offer situation, we will streamline the offers and present to you in an organized manner to allow best consideration of best offer.
8. We will communicate with you in your preferred manner – phone, text or email – minimum of once each week.
9. We hire a professional photographer for best quality photos for marketing.
10. We will provide follow-up manual feedback when necessary if other agents do not provide it automatically.
11. We will hold Open House events based on your preference.
12. A seller net proceeds estimate will be provided at time of contract execution.
13. If you are not 100% satisfied with our performance, you may terminate your listing without further obligation at any time.