

# Dave Miller's Guarantee

## **If you're not satisfied you can cancel the listing at any time**

You can cancel just by calling and saying, "I want to cancel the listing." It's that simple. The cancellation becomes effective from the time you call. You can take the house off the market or relist with another Realtor.

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Put more money in your pocket with Dave's system. Most brokers will charge you the same fee no matter how your home sells... even if you find the buyer. With Dave you have flexibility.

### **Sell your property yourself, while it's listed, and pay no commission.**

You have the ability to contribute and get compensated for your efforts. Some people have sold their homes to those they work with through bulletin boards or e-mail. (The no commission does not apply to a buyer exposed to your property by myself or another agent.)

### **No advance fees of any kind.**

You only pay if I procure an offer that is acceptable to you.

### **"No Pressure" presentation**

I will never allow you to be "pressured" by the buyer's agent. All offers will be faxed or delivered to my office, and will be forwarded to you with my recommendations so you can make your decisions privately.

<b>5%</b>	Your property sells through MLS. Another company represents the buyer. My commission is <b>2.5%</b> and the other agent also receives <b>2.5%</b> .
<b>4%</b>	My office finds the buyer and writes the contract. There is no other MLS agent involved. The commission is just <b>4%</b> .
<b>1%</b>	You find the buyer and there is no other agent involved. I write the contract and walk it through closing for you. My commission is <b>1%</b> .
<b>0%</b>	You find the buyer. You call me and tell me. You pay <b>nothing</b> .

\* If you are selling & buying with Dave and his team, you receive a **.5%** reduction off your selling commission in addition to the above discounts.