

Dave's EZ Selling System

Put more money in your pocket with the EZ Selling System, exclusively with Dave Miller. Most brokers will charge you the same fee no matter how your home sells... even if you find the buyer. With the EZ Selling System you have complete flexibility... from "Full Service" to "Do it yourself".

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.)

Cancel the listing at any time

Either you or I can cancel the just by calling and saying, "I want to cancel the listing." It's that simple. The cancellation becomes effective from the time you call. However, please allow three business days to have the sign removed and the listing withdrawn from the MLS and the Internet.

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 presented to you by phone, so you can make your decisions privately.

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| 4% | I find the buyer and write the contract. There is no other agent involved. My commission is just 4%. |
| 1% | 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 1%. |
| 5% | Your property sells through MLS. Another agent represents the buyer. My commission is 2.5% and the other agent also receives 2.5%. |
| 0% | You find the buyer. You call me and tell me. You pay nothing. |

* If you are selling & buying with Dave and his team, you can receive an additional .5% reduction off your selling commission in addition to the above discounts. Ask for details.