

Why This Program?

This program is designed to assist the homeowner with the many aspects of selling their own home. The program is needed because many sellers will have limited equity between their sales price and their mortgage balance. This equity will be devastated by the current real estate commission rates and other related costs in selling a home.

This program is not for everyone.

You must be available to show your home and be willing to use the tools that we provide. This program is designed to assist the homeowner with the many aspects of selling their own home. You must feel comfortable with all of the aspects outlined or this program is not for you. If you feel that a full Service REALTOR is necessary, we will assist you in finding a qualified agent.

Our Exclusive Money Back Limited Warranty!

In the event you cannot sell your home yourself and decide that you wish a full service brokerage, a participating REALTOR will be provided for you by Cordelle Realty. When your house is sold, we will **refund the \$995** at closing. Through our 30 plus years experience, ***We Know the Best REALTORS in the Market!***

You can't lose.

Some restrictions apply, contact Cordelle Realty for details.

“Cordelle saved us thousands.”

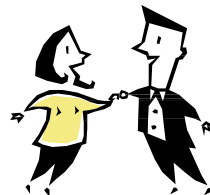
Charlie & Audry Drake, Manlius

A Great Way to Save You Thousands!

\$995 up front listing fee!

**Compare to the typical
3.5% listing commission
and you will see how
Cordelle Realty can save
you thousands!**

Think about it!



Mr. & Mrs. Happy Homeseller.
Saved Thousands by being
their own sales agent!

Cordelle Realty

Licensed Real Estate Broker

**Be Your Own
Sales Agent!**

&

**Save Thousands
When *You*
Sell Your Home!**

www.CordelleRealty.com

Call Today! 682-2220

Our Low Flat Fee Includes:

Cordelle Realty will provide you with the following:

1. Professionally designed Cordelle Realty **FOR SALE** sign.
2. Complete instructions and necessary forms for placing your home on the CNY **Multiple Listing Service, MLS.**
3. A **12 month listing** on the **MLS.**
4. **MLS** Supra Keybox if desired.
5. List of qualified appraisers to assist you in the evaluation of your home.
6. An Information Sheet setting forth the information needed after the buyer of your home receives a mortgage commitment.
7. Phone consultations regarding your real estate transactions.
8. A professionally designed “**OPEN HOUSE**” sign for use at your scheduled open house.
10. Our **Official Sales Manual** which explains how to sell your home yourself.
11. Recommendations on sales methods and REALTOR relations.
12. Contracts, disclosure forms and other related real estate documents required to sell your home.
13. The Exclusive Cordelle Realty **Money Back Limited Warranty!**

With Cordelle Realty
You Can Be Your Own
Sales Agent!

Why You Need This.

#1

The Multiple Listing Service.....MLS

We provide you the exposure of the powerful **MLS** and still **save** you approximately 2.5% to 3.5%. **Cordelle Realty** will place your home on the **MLS** system and you act as your own Agent. **Maximum exposure** is critical to obtaining the **best price in the shortest time** with the **least inconvenience** to you and your family. You get the exposure you need for a quick sale.

#2

Professional Presentation will give you the ability and confidence to attract the right purchaser. It will also give the purchaser confidence that you have all the right procedures in place to successfully complete the transaction.

#3

Professionally designed signs cannot be under estimated. A tattered and or poorly designed **BY OWNER** sign will attract many bargain hunter type buyers. Professional **OPEN HOUSE** AND **FOR SALE** signs will give you the exposure and project the image necessary to attract the class of buyers that you want— the Professional way.

#4

Knowledge is power. Power leads to a successful sale. We can provide you with everything you need to sell your home. Signs, contracts, disclosure forms, everything. With our program, you can do everything a Real Estate agent can do. **You have the power, you're in control and you Save Thousands!**

How Our Program Works.

Although Real Estate Commissions are *always* negotiable, a \$100,000 home *usually* generates a 7% commission, or \$7,000. 3.5% goes to the listing Broker. 3.5% goes to the selling Broker.

Cordelle Realty will **list your home on the Multiple Listing System (MLS)** through the Central New York Information Services Inc. for a low flat fee of \$995.00. In the event you are able to sell your home on your own, by using the tools and advice that we provide, you save big! The total fee is \$995 instead of a full REALTOR commission (typically 7%). This could be a **savings of over \$6,000.00 on a \$100,000 home.**

If you use **Cordelle Realty** and your property is **sold through the MLS**, the total listing fee is only \$995 instead of the **typical 3.5% real estate listing commission.** **That means you will save over \$2,500.00 on a \$100,000 home. Not Bad.**

Consider that along with our unique **money back warranty** and you have a winning formula to sell your home. Fast and easy!