

Full Service Upgrade

\$699 paid @ closing from sale proceeds
(Available to clients on our MLS Listing Plan.)

What's Included

- This upgrade includes our Closing Coordination Services, to include reviewing all offers with seller, drafting and negotiating any counter offers, holding earnest money from accepted offers in a trust account, following up with all contingencies, and coordinating the closing with the title company.
- We will schedule all agent showings of your property utilizing Centralized Showing Service. The professional staff at Centralized Showing Service will receive all agent showing requests and confirm them with the seller.
- Centralized Showing Service will follow up with all agent showings and request valuable showing feedback via an emailed questionnaire. All showing feedback received will then be emailed directly to the seller.
- Use of a lockbox is included as a courtesy.
- Seller's phone number shall still appear on the sign, listing on our websites, and printable flyers so that buyers working without an agent can contact the seller directly for showings or additional property information.

Why Is This An Important Upgrade?

- Your listing will meet all the requirements to be considered a full service listing and will receive FULL SERVICE status in the MLS instead of LIMITED SERVICE status.
- Most agents prefer to deal with another professional Realtor in a FULL SERVICE listing rather than directly with the seller in a LIMITED SERVICE listing.
- Having FULL SERVICE status in the MLS will assure your listing will not be blocked by unethical agents who could try and remove LIMITED SERVICE listings from their property searches they have set up for clients.
- Other broker websites that carry MLS listings could choose to block LIMITED SERVICE listings from displaying on their websites. Listings that have FULL SERVICE status can generally not be blocked from websites without the broker being in violation of MLS rules.
- You only pay for the Full Service Upgrade if we **SELL** your property!

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(262) 567-9894 • (414) 475-9894 • (920) 261-8848