



Tatulli Realty Group, Inc.

EXCLUSIVE 60 DAY SELLER GUARANTEE

Whereas John M. Tatulli and **Tatulli Realty Group, Inc.** and the **Seller(s)** of the **property located at:** _____ have entered into a **Listing Agreement** dated ___/___/___ for the purpose to **List and Sell** the above referenced property for a listing price of \$_____.

*Now therefore in consideration of the parties having entered into the above referenced **Multiple Listing Agreement**, the parties hereby agree to the following:*

1. Tatulli Realty Group, Inc. guarantees that **IF** your home does **NOT** sell within the first sixty (60) days of the listing term **AND** for **at least** 97% of the agreed list price, that we will continue to market your home for an additional One Hundred Twenty (120) days **AND** Tatulli Realty Group, Inc. will pay you **\$1,000**** when we do finally sell your home.
2. Seller agrees to offer a **6% Commission** (3% to Buyer agent and 3% to listing agent) at a price that is reasonable, based on recent sales of similar area homes.
3. Seller agrees to make **necessary repairs and alterations** that the agent deems essential for best marketability of your home. (This is critical to obtaining the highest value.)
4. For the purposes of this agreement, the Seller agrees to permit sales representatives **reasonable access** to the property to show to prospective Buyers.
5. If the Seller receives any offer at or above 97% of the list price within the first sixty (60) day period, and **IF** the Seller rejects said offer, this Guarantee becomes null and void.

Current Owner/Seller / **Date**

Broker/List agent / **Date**

Current Owner/Seller / **Date**

*\$1,000 paid at closing for homes priced \$200,000 and higher
 **\$500 paid at closing for homes priced between \$100,000 and \$199,999
 ***\$250 paid at closing for homes priced below \$100,000

