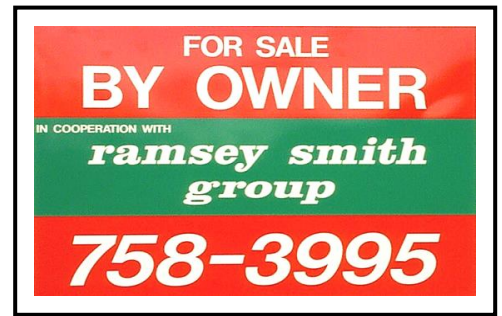




ramsey smith group
 REAL ESTATE BROKERAGE
 “Professionalism with Integrity”
 252-758-3995
 toddramsey.com
 todd@toddramsey.com



Todd A. Ramsey, Broker / REALTOR

Would you like to sell your property with quality service and more control over the process? *ramsey smith group* offers a program that will **save** you money and **help** sell your property. Many sellers do not know that, by law, real estate fees are always negotiable.

How is *ramsey smith group* different? It’s in our contract. Most real estate firms require the seller to sign an Exclusive Right to Sell Listing Agreement wherein the seller typically agrees to pay a 6% or 7% commission **regardless** of who sells the property, including **you** the property owner. **In contrast**, *ramsey smith group* offers an Exclusive Agency to Sell Listing Agreement. With this agreement you have the right to find a buyer independent of the real estate agent **without incurring any obligation to pay a commission or fee**.

A program that gives you options

ramsey smith group lends you the full range of services expected of any professional real estate firm. For **3.00%**, we perform market analysis, preparedness tips, provide lawn signs, show your property, supply internet advertising at REALTOR.com, Zillow.com, Trulia.com and over fifty other web sites provided by List Hub, virtual tours, pre-qualify buyers, prepare necessary paperwork to close on the property, coordinate the loan process, manage inspections and handle all other closing requirements. **All you have to do is sign the deed**. When you sign an Exclusive Agency to Sell Listing Agreement for 180 days with *ramsey smith group*, your property is listed in the **North Carolina Regional MLS, LLC Multiple Listing Service (MLS)**. In effect, you engage the potential services of a network of more than 6,000 additional real estate agents.

A program that saves you money

- Exclusive Agency to Sell Listing Agreement with *ramsey smith group* you retain your right to sell your property independently. If you do, you pay no real estate commission or fee.
- *ramsey smith group* sells your property without another **MLS** real estate firm, you pay our commission of **3.00%**
- Another **MLS** real estate firm locates a buyer for your property, your fee would total 4.50% (1.50% to *ramsey smith group* plus 3.00% to another **MLS** real estate firm or Buyer Agent)

With *ramsey smith group* no money is required up front and you do not pay any fees until closing. Increase your potential for a greater return of equity while retaining your rights as a “For Sale By Owner.” Expand your opportunity to sell your property with additional resources of **MLS** and professional full-time real estate brokers with more than 30 years of experience. We will be happy to perform market analysis on your property and answer any questions with no cost or obligation to you. Please feel free to email, text or call at any time.

Sincerely,

Todd A. Ramsey, Broker / REALTOR

Serving Greenville & Eastern North Carolina for **30** years

REALTOR OF THE YEAR Greenville-Pitt Association of REALTORS

Past President Greenville-Pitt Association of REALTORS

Ombudsman NC REALTORS

Mediator NC REALTORS

Finance, Budget and Forms Committee NC REALTORS

Professional Standards Committee National Association of REALTORS

Past President North Carolina Regional Multiple Listing Service **MLS**

