

Create a Buying and Selling Invitation

Please give this invitation your own name or you can use this name

My Thoughts on Commission in General

Usual comments have been pre-selected for you to start. You can check to include, or uncheck to not include any of the following:

- I would like to work with you for both transactions.
- I understand that real estate agents rely on referrals and routinely pay referral fees to companies or to other agents. I am referring myself to you via this service at no cost to you.
- I am ready do business and have paid a fee to use this service to reach out to you.
- Using the same commission percentage for all prices of homes increases the commission cost considerably as the home value increases. I agree that the number of hours you spend, the value of your time and other direct costs you incur could increase as the house price goes up, but do these costs go up at the same rate as the commission?

About the House You Are Selling

State/Province you are selling in:

City

Property Type

The property has a value nearest to

An agent in this area typically earns this percentage commission

Thoughts About My Home Sale

Usual comments have been pre-selected for you to start. You can check to include, or uncheck to not include any of the following:

- My home is in ready-to-sell condition.
- While I want to sell for the best price we can get, I am prepared to price my house competitively to generate interest in the first few weeks of listing.
- If my home sells quickly (for example, in the first two weeks of its listing), it would make sense that your cost of marketing my property would be less than if it was on the market for a longer time.
- If you also bring the buyer to the sale of my home, it will greatly increase your potential commission while it may not significantly increase the time you will need to spend overall.
- We can review your marketing budget to reduce the overall advertising and promotion cost for my listing. While you likely have a set of promotion techniques you would recommend I would like you to consider avoiding the expense of:
 - Direct mail cards (like just listed/just sold cards)
 - Printed brochures (I understand that electronic brochures that can be downloaded are inexpensive and very high quality).
 - Paying to advertise my listing in the newspaper or any print publications
- I would like you to promote my home with many professional quality digital pictures in the MLS and all of the other internet sites available to you to present homes for sale. I think this is the most effective way to advertise my listing and I understand that these facilities, like most on the internet, are available to you for free or at a nominal cost.

About the House You Are Buying

State/Province you are buying in:

Name the communities where you are interested in buying (separated with commas e.g. City, Town, Neighborhood)

Property Type

The property has a value nearest to

An agent in this area typically earns this percentage commission

Thoughts About My Home Purchase

Usual comments have been pre-selected for you to start. You can check to include, or uncheck to not include any of the following:

- I will not need a mortgage to buy my home.
- I have been pre-qualified for a mortgage.
- It should not take us long to buy. I have reviewed many properties and I know what I want. I have spent significant time on this already and we are ready to move.
- I have identified the home that I want to buy and only need your help to negotiate the purchase agreement.
- I am interested in buying a new-construction home and only need your help to negotiate the agreement with the builder.
- I don't know if I will buy a new construction or resale home.

Other comments I would like to include (e.g. our family is getting bigger so we require a larger home)

Our best outcome would be to have both transactions completed and be moved into our new home by month, year (e.g. January, 2012)

