

GUARANTEED SALE ADDENDUM

Seller(s): _____
Property Address: _____
Listing Start Date: _____
Listing Agent for KW: _____

WE GUARANTEE THE SALE OF YOUR HOUSE IN 60 DAYS OR WE WILL WORK FOR FREE! A SIMPLE STRAIGHT FORWARD NO NONSENSE UNIQUE WAY TO SELL YOUR HOUSE.

1. Seller(s) agree to list the property at the market price determined and approved by Wes Peters Group that is determined by a licensed appraiser. Seller will pay for appraisal and be reimbursed when the property sells.
2. Seller agrees that after 30 days on the market if the property has not yet sold, price will be reduced to the pre-determined reduced price at the time of listing agreement.
3. Seller(s) agree to pay a total commission of 5.5% at closing, if an Offer to Purchase is presented within 60 days of the effective listing date. If no Offer to Purchase is presented within 60 days, the seller(s) would then pay a total commission of 2.5% at closing.
4. Seller(s) must have equity and/or "other" funds available to successfully sell this property without engaging in any type of "short sale" situation.
5. Seller(s) must be current on all mortgages. Seller will be responsible for mortgage payments, insurance, taxes and maintenance on the property until closing.
6. Seller(s) must allow for "Easy Access" showings.
7. Property must be a single family, townhome or condominium residence. The property may not be rented or occupied by any kind of tenant at any time during the listing period.
8. The home must be marketable. The condition and appeal must meet or surpass typical buyer expectations for the area and price range.
9. Seller(s) agree to provide a testimonial once the property goes under contract.
10. Seller agrees to meet with our home stager and be open to recommendations.

By signing this addendum, you acknowledge that you have read and understand this addendum.

Seller: _____ Date: _____

Seller: _____ Date: _____

Agent: _____ Date: _____