



GUARANTEED SALE ADDENDUM

Seller(s): _____

Property Address: _____

Listing Start Date: _____ Listing Agent for Ashley Wilson Realty Group: _____

Requirements:

1. Seller(s) agree to list the property at the market price determined and approved by Ashley Wilson Realty Group Listing Agent.
2. Seller(s) agree to reduce the price of the property every _____ days by \$ _____, for the first 99 days or until an offer to purchase has been received, whichever is sooner.
3. Seller(s) agree to pay a total commission of 6% at closing, if an Offer to Purchase is presented within 99 days of the effective listing date. If no Offer to Purchase is presented within 99 days, the seller(s) would then pay a total commission of 3% 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. You 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 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. Property 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.

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

Seller: _____

Date: _____

Seller: _____

Date: _____

Agent: _____

Date: _____