

# Flat fee Listing Service

## Flat Fee: \$485

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- Listing on Multiple Listing Service (MLS), realtor.com and hundreds of websites that feed from MLS and realtor.com
  - For Sale listing
  - For Rent Listing
- Local, regional and national exposure
- Photos on MLS listings; up to ten pictures (please email pictures)
- Contracts and forms; by email or fax
- Appointment Service for MLS participant
- Supra key box or Combo Box; your choice
- Marketing ideas and advice; by phone
- CMA (Comparative market analysis) of the property for sale and rent
- Contract negotiation assistance FOR MLS participants only; by phone
- We advise you to pay 3% to buyer's representative and any bonus if applies

## Your Sign in the Yard

This service was created to give new investors peace of mind, so they can have someone helping in every step of the exit strategy. In this type of scenario the investor will do most of the work but with close help from a professional with many years of experience.

-You may add this service or opt out.

For Sale: \$500 fee or 1% of sales price, whatever is higher (Upfront Fee \$500 minimum)

For Rent: \$500 or 50% of first full gross monthly rent, whatever is higher (Upfront Fee \$500 minimum)

- You will save 3% buyer's commission
- You will placed your sign in the yard and own advertising

[www.AngelHomeProperties.com](http://www.AngelHomeProperties.com) email: [juanHYP@yahoo.com](mailto:juanHYP@yahoo.com)

Phone: (972) 849-4203 Fax: (972) 939-5632

- You will handle calls, set appointments and close sales or rentals
- You will do the screening of potential tenants
- I will provide advise on every step of the negotiation by phone
  - Marketing, Sales, negotiation tips, tenants screening
- I will provide all closing documents necessary that are approved by TREC or Realtors Association
- I can meet with you with pre-qualified tenants or sellers before signing agreement and/or during negotiations (\$50 for every trip)

### **Angel Home Properties Sign in the Yard and Coaching**

This service is for passive investors. This is a service target to those ones that do not have time for management and tenant issues.

-You may add this service or opt out.

- \$500 upfront set up fee will be deducted from sales or rents total fees
- For Sale: 3% fee of sales price payable at closing, using third party finance
- For Rent: first month's rent and 10% of monthly rent thereafter
- Rent to Own: first month rent, 10% of monthly rent and 25% of Deposits
- Owner Finance: first mortgage payment and 25% of down payment

For sale process; we handle negotiations, contracts, closings, earnest monies, title issues, warranties, inspections, disclosures.

For rent process; we handle finding the tenant, screening the tenant (Credit score, criminal background, rental and job history), signing agreements, inspections, forms, disclosures, monitoring inspections(20% gc fee, only if contracted by landlord), evictions (landlord must pay fees)

If investor wants, she/he will handle everything with personal coaching every step or any combination.

Broker: casa real estate

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