

**Corporate Office** (717) 393-0783    **Call Center** (800) 383-3535    **Customer Care** (800) 524-7966    **Relocation** (800) 965-2748    **HomeSale VIP Services** (800) 879-7180    **New Homes** (800) 524-7966

**Realty Offices**

**Adams County**

**Gettysburg Office**  
 1270 Fairfield Road  
 Gettysburg, PA 17325  
 Office Phone: (717) 334-7636

**Berks County**

**Wyomissing Office**  
 2607 Keiser Boulevard  
 Wyomissing, PA 19610  
 Office Phone: (610) 372-3200  
 Office Toll Free: 1-888-354-7253

**Cumberland County**

**Camp Hill Office**  
 3435 Market Street  
 Camp Hill, PA 17011  
 Office Phone: (717) 761-7900

**Carlisle Office**  
 8 Brookwood Avenue Suite A  
 Carlisle, PA 17013  
 Office Phone: (717) 245-2100

**Dauphin County**

**Colonial Park Office**  
 4309 Linglestown Road  
 Harrisburg, PA 17112  
 Office Phone: (717) 657-8700

**Hershey Office**  
 1135 West Governor Road,  
 P.O. Box 586  
 Hershey, PA 17033  
 Office Phone (717) 533-8181

**Elizabethville Office**  
 41 S. Callowhill Street  
 Elizabethville, PA 17023  
 Office Phone (717) 362-0136

**Lancaster County**

**Centerville Road Office**  
 215 S. Centerville Road  
 Lancaster, PA 17603  
 Office Phone: (717) 393-0100

**North Pointe Blvd Office**  
 150 North Pointe Blvd  
 Lancaster, PA 17601  
 Office Phone: (717) 560-9100

**Elizabethtown Office**  
 155 East High Street  
 Elizabethtown, PA 17022  
 Office Phone: (717) 367-3500

**Ephrata Office**  
 5 Old Mill Road  
 Ephrata, PA 17522  
 Office Phone: (717) 738-9986

**Manheim Office**  
 112 South Main Street  
 Manheim, PA 17545  
 Office Phone: (717) 665-4663

**Mount Joy Office**  
 65 C East Main Street  
 Mount Joy, PA 17552  
 Office Phone (717) 653-2646

**Park City Mall (Kiosk)**  
 Route 30 & Harrisburg Pike  
 Lancaster, PA 17601

**Quarryville Office**  
 330 West State Street  
 Quarryville, PA 17566  
 Office Phone: (717) 786-1300

**Willow Street Office**  
 2845 Willow Street Pike  
 Willow Street, PA 17584  
 Office Phone: (717) 464-4700

**Lebanon County**

**Lebanon Office**  
 2232 Lebanon Valley Mall  
 Lebanon, PA 17042  
 Office Phone: (717) 273-3774

Office Toll Free: 1-877-874-3774

**Schuylkill County**

**Schuylkill Haven Office**  
 384 Centre Avenue  
 Schuylkill Haven, PA 17972  
 Office Phone: (570) 385-3456  
 Office Toll Free: 1-866-852-6347

**York County**

**Dallastown Office**  
 2798 South Queen Street  
 Dallastown, PA 17313  
 Office Phone: (717) 757-7811

**East York Office**  
 2525 Eastern Boulevard  
 York, PA 17402  
 Office Phone: (717) 757-7811

**Hanover Office**  
 470 Eisenhower Drive, Suite 1  
 Hanover, PA 17331  
 Office Phone: (717) 633-7811  
 Office Toll Free: 1-877-274-9678

**Shrewsbury Office**  
 73 East Forrest Avenue  
 Shrewsbury, PA 17361  
 Office Phone: (717) 235-3814  
 Office Toll Free: 1-800-274-9678

**West York Office**  
 1680 Kenneth Road  
 York, PA 17408  
 Office Phone: (717) 757-7811

**Corporate Office**  
 215 S. Centerville Road  
 Lancaster, PA 17603  
 Office Phone: (717) 393-0783

**HomeSale Mortgage Services**

Offering a full line of conventional, jumbo, FHA, VA, construction loans and refinance programs with fixed, adjustable or buydown options.

[www.HomeSaleMortgage.com](http://www.HomeSaleMortgage.com)

Office Phone: (717) 393-8220  
 Office Toll Free: 1-800-725-5396

**HomeSale Settlement Services**

**Lancaster Region**  
 (717) 293-9760

**Harrisburg Region**  
 (717) 671-9876

**York Region**  
 (717) 757-3965

**Reading Region**  
 (610) 288-2868  
[www.HomeSaleSettlement.com](http://www.HomeSaleSettlement.com)

**HomeSale Insurance Services**

**(800) 425-5130**  
[www.HomeSaleInsurance.com](http://www.HomeSaleInsurance.com)

**American Heritage Property Management**

131C Centerville Road  
 Lancaster, PA 17603  
 Office Phone: (717) 295-7368  
[www.AHPM.biz](http://www.AHPM.biz)

**Land Use Resources, LLC**

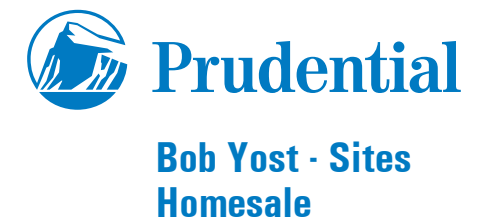
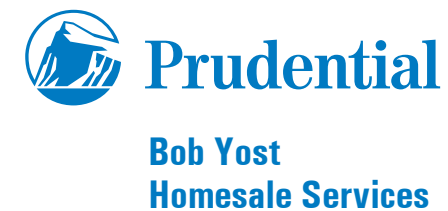
215 S. Centerville Road  
 Lancaster, PA 17603  
 Office Phone: (717) 286-9937  
[www.LandUseResources.com](http://www.LandUseResources.com)

# Seller Services

# GUARANTEE

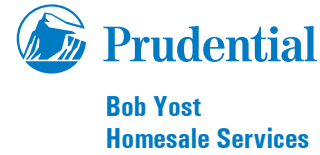
We sell more homes than anyone.

**"Central PA's #1 Homeseller"**



The Future in Real Estate. Now.

# Seller Services GUARANTEE



Seller(s) Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Sales Associate: \_\_\_\_\_ Phone: \_\_\_\_\_

To help you sell your home in the least amount of time and at the highest possible value, PRUDENTIAL BOB YOST HOMESALE SERVICES and PRUDENTIAL BOB YOST - SITES HOMESALE (herein called "PRUDENTIAL HOMESALE") and I agree to provide the following important marketing services in a prompt and effective manner.

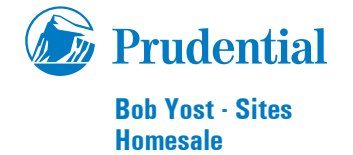
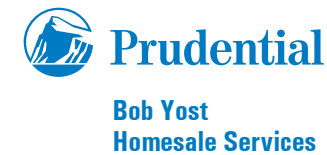
1. **AGENCY ALTERNATIVES** - I WILL review agency alternatives that are available to you and to potential buyers. My role for the different agency relationships and the representation of your interests will be presented for your consideration.
2. **COMPETITIVE MARKET ANALYSIS** - I WILL review with you current market information and help determine the most effective pricing strategy for your property.
3. **FINANCING ALTERNATIVES** - I WILL discuss with you the financing alternatives for prospective buyers and the likely impact of each alternative on your sale.
4. **ESTIMATED PROCEEDS** - I WILL review with you an estimate of the proceeds you can expect at the closing.
5. **HOME ENHANCEMENT** - I WILL review with you the methods to enhance your property's ability to attract buyers and to achieve the highest possible value.
6. **HOME WARRANTY** - I WILL discuss with you the benefits of a warranty on the operating systems of your house to help attract more buyers and to help reduce future liability.
7. **SELLER DISCLOSURE** - I WILL present your written disclosure regarding the condition of your property to prospective buyers. You agree to keep me informed of any changes and keep the information current on the disclosure form.
8. **MULTIPLE LISTING SERVICE** - I WILL submit your property information to our local Multiple Listing Service for exposure to other brokers and sales associates.

9. **PRUDENTIAL SIGN** - Our nationally recognized PRUDENTIAL Real Estate sign will go on your property.
10. **PROPERTY INFORMATION** - I WILL prepare a description of your property for distribution to prospective local and out-of-town buyers as well as brokers and sales associates.
11. **OPEN HOUSES** - I WILL arrange for open houses to be conducted, if and when appropriate, and as agreed to by you.
12. **OFFICE/BROKER PROMOTION** - I WILL promote your property to PRUDENTIAL HOMESALE sales associates and to other brokers and sales associates in our local market area.
13. **TELEVISION ADVERTISING** - PRUDENTIAL'S LARGER-THAN-LOCAL advertising and public relations drive buyers to Prudential Real Estate.
14. **PRUDENTIAL HOMESALE FULL COLOR PHOTO MAGAZINE** - Homes that meet the criteria will be placed in all future issues until they are sold. "Prudential Homeales Magazine" is Central PA's largest real estate magazine and available at 350 locations.
15. **INTERNET MARKETING** - I WILL expose your property on the most powerful websites you could have:
  - » [www.PruHomesaleServices.com](http://www.PruHomesaleServices.com)
  - » [www.Prudential.com](http://www.Prudential.com)
  - » [www.Yahoo.com](http://www.Yahoo.com)
  - » [www.Trulia.com](http://www.Trulia.com)
  - » [www.InYork.com](http://www.InYork.com)
16. **HOMESALE FIRST LOOK** - I will enter your property information into our exclusive Homesale First Look system so that buyers looking for a property like yours will be immediately notified that your home is for sale. This is the fastest target marketing currently available in the industry.
17. **PRUDENTIAL FINE HOMES INTERNATIONAL** - Homes that meet the criteria for the Prudential Fine Homes International program will be marketed as Fine Homes International properties and will receive additional exposure.

18. **HOMESALE VIP SERVICES PROGRAM** - I will review with you the services available through Homesale VIP Services in your area.
19. **LARGEST AD BUDGET OF ALL YORK & ADAMS COUNTY REALTORS** - I WILL arrange for your property to be advertised in the most effective print media which may include newspapers, Sunday open houses, tabloids etc.
20. **BUYERS** - I WILL pre-qualify prospective buyers as much as possible before I show your house to help avoid inconvenience to you.
21. **OUT-OF-TOWN BUYERS** - I WILL make your home available to out-of-town buyers. Our relocation division helps more relocating families than anyone else.
22. **FREE HOME REPAIRS** - I WILL arrange for our Free Home Repairs Representative to set up time to repair or replace any of the items covered under our program, if necessary.
23. **RELOCATION ASSISTANCE** - I CAN arrange through the national Prudential Relocation network for you to receive community information, wherever your destination.
24. **CALL CENTER** (exclusive to Prudential) - I WILL ensure that our Call Center identifies over 92% of your buyer prospects. The Call Center will then page me with the buyer's name and phone number.

25. **PROFESSIONAL SERVICES** - I MAY arrange for a representative from HOMESALE MORTGAGE SERVICES, and/or HOMESALE SETTLEMENT SERVICES, and/or HOMESALE INSURANCE SERVICES to contact you regarding their service packages.
26. **COMMUNICATION** - I WILL communicate with you regarding the status of your property.
27. **MARKET ACTIVITY REPORT** - I WILL provide, periodically, at your request, a report on current market conditions, buyer activity and marketing activities on your property.
28. **PURCHASE OFFER** - I WILL review all purchase offers and assist you in negotiating favorable price, terms and conditions.
29. **CLOSING THE SALE** - I WILL monitor the progress of the transaction including the satisfaction of contingencies and conditions from acceptance of the contract through settlement/closing.
30. **AFTER-SALE SERVICE** - I WILL be available after the closing to assist you in following up on any remaining details.
31. **SERVICE EVALUATION** - YOU WILL be provided with an opportunity to complete a written evaluation of our services.

This Best Seller Marketing Services Guarantee is the PRUDENTIAL HOMESALE the services above as part of the exclusive listing agreement on your property. Should PRUDENTIAL HOMESALE and/or I not perform the services as stated above, you are entitled to terminate the exclusive listing contract. Written termination notice must state the reason(s) for the termination and must be presented by you to the manager of the listing office. You agree to provide PRUDENTIAL HOMESALE and/or me with an opportunity to initiate a cure strategy to correct the situation within 72 hours following the delivery of the termination notice. If a cure is not initiated and the listing agreement with you is terminated, the termination provisions of the listing agreement shall apply.



Please acknowledge that you have read and understand the terms of this Best Seller Marketing Services Guarantee and agree that PRUDENTIAL HOMESALE may provide all applicable information about the sale of your real estate to its affiliated companies to assist the purchaser in the transaction.

Sales Associate: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_