

Pennsylvania



Maryland



SELLER SERVICES
GUARANTEE

Corporate Office Toll Free Customer Care Relocation
717.393.0783 800. 383.3535 800.524.7966 800.965.2748

PENNSYLVANIA 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
801 Belvedere Street, Suite 1
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
1129 W. Governor Road
Hershey, PA 17033
Office Phone 717.533.8181

Franklin County
Chambersburg Office
730 Norland Avenue
Chambersburg, PA 17201
Office Phone: 717.267.3222

Lancaster County
Corporate/Centerville Office
215 S. Centerville Road
Lancaster, PA 17603
Office Phone: 717.393.0100
North Pointe Office
150 North Pointe Blvd
Lancaster, PA 17601
Office Phone: 717.560.9100
Elizabethtown Office
48 S Market Street
Elizabethtown, PA 17022
Office Phone: 717.367.6200
Ephrata Office
5 Old Mill Road
Ephrata, PA 17522
Office Phone: 717.738.9986
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
309 West 4th Street
Quarryville, PA 17566
Office Phone: 717.786.1300
Lebanon County
Lebanon Office
1402 Quentin Road
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
Cinema Drive Office
41 Cinema Drive
York, PA 17402
Office Phone: 717.757.9487
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
1444 Baltimore Street
Hanover, PA 17331
Office Phone: 717.633.7300
Office Toll Free: 800.633.7319
Shrewsbury Office
592 Shrewsbury Commons Avenue
Shrewsbury, PA 17361
Office Phone: 717.235.9050
Office Toll Free: 1.800.437.8113
West York Office
1680 Kenneth Road
York, PA 17408
Office Phone: 717.757.7811

MARYLAND OFFICES
Baltimore County
Clarkview Office
1425 Clarkview Road
Baltimore, MD 21209
Office Phone: 410.583.0400
Federal Hill Office
1011 Light Street
Baltimore, MD 21230
Office Phone: 410.727.0606
Harbor East
1500 Thames Street, Suite C
Baltimore, MD 21231
Office Phone: 410.732.3030
Phoenix Office
14346 Jarrettsville Pike
Phoenix, MD 21131
Office Phone: 410.667.0801
Timonium Office
53 W. Aylesbury Road
Timonium, MD 21093
Office Phone: 410.561.0049
Carroll County
Westminster Office
411 Malcolm Drive
Westminster, MD 21157
Office Phone: 410.876.3500

Strength. Integrity. Trust.

BERKSHIRE HATHAWAY | Homesale Realty
HomeServices



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, Homesale Realty and I agree to provide the following important marketing services in a prompt and effective manner.

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.

COMPETITIVE MARKET ANALYSIS - I WILL review with you current market information and help determine the most effective pricing strategy for your property.

SALABILITY POTENTIAL - I CAN arrange for an assessment of the value of your property and its salability by my fellow sales associates, and submit to you their evaluations and recommendations.

FINANCING ALTERNATIVES - I WILL discuss with you the financing alternatives for prospective buyers and the likely impact of each alternative on your sale.

ESTIMATED PROCEEDS - I WILL review with you an estimate of the proceeds you can expect at the closing.

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.

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.

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.

MULTIPLE LISTING SERVICE - I WILL submit your property information to our local Multiple Listing Service for exposure to other brokers and sales associates.

BERKSHIRE HATHAWAY SIGN - Our nationally recognized Real Estate sign will go on your property.

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.

OPEN HOUSES - I WILL arrange for open houses to be conducted, if and when appropriate, and as agreed to by you.

OFFICE/BROKER PROMOTION - I WILL promote your property to Homesale Realty sales associates and to other brokers and sales associates in our local market area.

HOMESALE REALTY'S LARGER-THAN-LOCAL brand advertising and public relations drive buyers to Homesale Realty.

HOME INFO 24/7 - I WILL provide prospective buyers with information about your property instantly at the curb through our unique Info 24/7 hotline.

INTERNET MARKETING - I WILL expose your property on the most powerful websites you could have including:

- Homesale.com
- Realtor.com
- Trulia.com
- Zillow.com
- And Many More!

ONLINE SELLER ADVANTAGE - I WILL activate your Online Seller Advantage account and send you weekly reports reflecting activity on your property, until the day it sells.

ONLINE BUYER ADVANTAGE - I WILL add your property to the Online Buyer Advantage database, which will provide a new listing alert to potential buyers.

LUXURY COLLECTION - Homes that meet the criteria for the Luxury Collection program will be marketed as such properties and will receive additional exposure.

LOCAL ADVERTISING - I WILL arrange for your property to be advertised in the most effective local media which may include local websites, newspapers, Sunday open houses, community weeklies, etc.

BUYERS - I WILL pre-qualify prospective buyers as much as possible before I show your house to help avoid inconvenience to you.

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.

RELOCATION ASSISTANCE - I CAN arrange through the national Relocation network for you to receive community information, wherever your destination.

LEAD CENTER (exclusive to Homesale Realty) - I WILL ensure that our Lead Center identifies over 92% of your buyer prospects. The Lead Center will contact me with the buyer's name and phone number.

PROFESSIONAL SERVICES - I MAY arrange for a representative from Mortgage Master and/or Homesale Settlement Services, and/or Homesale Insurance Services to contact you regarding their service packages.

COMMUNICATION - I WILL communicate with you regarding the status of your property.

MARKET ACTIVITY REPORT - I WILL provide, periodically, at your request, a report on current market conditions, buyer activity and marketing activities on your property.

PURCHASE OFFER - I WILL review all purchase offers and assist you in negotiating favorable price, terms and conditions.

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.

AFTER-SALE SERVICE - I WILL be available after the closing to assist you in following up on any remaining details.

SERVICE EVALUATION - YOU WILL be provided with an opportunity to complete a written evaluation of our services.

CENTRALIZED SHOWING SERVICE - I WILL give agents access to our professional Centralized Showing Service 7 days a week who will make it easy for agents to show your home.

This Seller Services Guarantee is the commitment that Homesale Realty and I will perform the services above as part of the exclusive listing agreement on your property. Should Homesale Realty 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 Homesale Realty 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 Seller Services Guarantee and agree that Homesale Realty 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: _____