

Bill of Fare

Our menu is tailored to offer Real Estate cuisine to satisfy your every appetite and personal need. We offer a "menu of services" including consulting and "fee for service." We are a full service Real Estate Company, proud of our dedication to providing excellence in professional advice and service. If you desire an item that is not on our menu or would like to mix & match, please let us know!!! Offering you a complete customized package tailored-fit for you!!!

Standard Full Service Listing..... Market Price
 Consultation, competitive market analysis, MLS, staging home for showing, weekly advertising, updates and reviewing. Presenting contracts, arrangement of inspections, attending settlement/closing. Providing signage and all propaganda, flyers, etc. Property also will be placed on five Internet sites. Everything from A-Z through REALTYUNIVERSAL® network.

Lite Fare..... 1% of Sales Price
 Have a buyer without an agent or attorney? Includes preparing contracts, arranging inspections, negotiations, handling all details from contract to closing-commission paid at closing. (Minimum price restrictions - or flat rate - call for details.)

For Sale By Owner..... \$500.00 Plus Co-op Fee
 Property is multiple listed, therefore reaching thousands of real estate agents and buyers. Use your signage or ours. Weekly advertising paid by you-receive huge discounts if placed in our real estate company ads. If you sell your property privately, your only cost would be \$500.00 up front fee. Property will be placed on five Internet sites including Realtor.com® (over 1,000,000 agents/brokers belong in the U.S. making it the largest MLS site in the country.)

For Sale By Owner Workshop Kit..... \$97.00
 Includes Bonuses* (e-mail consulting & links). Learn everything from A-Z to sell your home written by Nathalie Mullinix who sold over 2000 homes in 17 years. Chocked full of information, generic real estate contracts, Internet links, and ad placements, templates, web-brochures and more!!! (Updated yearly)



Contract Preparation..... \$500.00
 Preparing contract with all addendums-For buyers or sellers who are not represented & need assistance to prepare offer. Includes phone consultations.

Consulting for an Hourly Fee..... \$50.00 - \$500.00
 Consulting provided for an hourly fee or commission percentage. Let's face it, the professionals in the industry have a natural knack for closing a deal. We call it "wheeling and dealing." Not everyone can do this without losing a sale. Let us help you when needed...Call for details. (Discount for phone consulting)

Buyer Brokering..... 3.0% of Sale Price
 Receive a complete overview of areas you are interested in pertaining to market value, highest and best use. Consultation includes but is not limited to: financing, title work information and closing costs. Personally tailored to your needs and desires in a home. We have the expertise to place you in your dream home and save you many hours of wasted time trying to do it on your own. Sometimes what you want ends up not meeting all your needs-we professionally guide you through this process and give you a clear picture with one consultation. (Through REALTY UNIVERSEL® network of agents/brokers)

Ask about our "Buyer Rebate Program"... 2.0% of Sale Price (Rebate)
 Receive up to 2% of sales price to be used for closing help or reduction in price. (Only available with signed buyer broker agreement.)

** Buyer Brokering services are provided on co-op listings and with permission on in-house listings. If buyer has a buyer broker agreement with Nathalie Mullinix REALTY UNIVERSAL, Inc. and co-op commission is greater than 1% (one percent) the greater portion may be used towards offer. (Consult Nathalie Mullinix REALTY UNIVERSAL, Inc. for details).*

**Nathalie Mullinix
 REALTY UNIVERSAL®, INC.**

410-526-4466 1-866-808-MENU 808-261-0350

www.realtyuniversal.com
 www.ownersandagents.com
 sales@realtyuniversal.com

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 Nathalie Mullinix