



THE PASSARO TEAM PERFORMANCE PROMISE TO SELLERS

1. Dedicate ourselves to making the process of selling your home as easy and as successful as possible.
2. Respect you, your needs, and be honest and forthright.
3. Hold your best interests in the highest regard throughout the process.
4. Value and respect your time, being as efficient and effective as possible.
5. Understand your needs and respond quickly.
6. Use our base of experience, knowledge, tools and skills to best serve you.
7. Provide regular progress reports throughout the process and discuss with you comments received about your property.
8. Explain each step of the process and act as a guide to help you make the most informed decisions.
9. Make recommendations to enhance the marketability of your property.
10. Use a written Competitive Market Analysis and local market information to help you set the right listing price to sell your home and get the value you deserve.
11. Provide an estimate of your net sales proceeds.
12. Present and agree upon the Passaro Team Marketing Plan that will detail specific promotional efforts to best market your property.
13. Place a Baird & Warner yard sign on your property, with your permission, and subject to local ordinances.
14. Provide worldwide exposure for your property on the Internet, including posting your property on www.bairdwarner.com, www.realtor.com, www.passaroteam.com, www.chicagotribune.com and more.
15. Explain local real estate procedures and regulations.
16. Submit to you all written offers, confirm the buyers are qualified, counsel you during negotiations, and explain implications prior to acceptance.
17. Upon acceptance of an offer to you, monitor and manage activities throughout the closing process as permitted by law.
18. Assist you in finding your next home, or offer to refer you to another office in another location.

We appreciate your allowing us to help you. If at any time you have a question, concern, comment or suggestion, please contact: Bill Gill, Baird & Warner Branch Manager, at 630-718-3401.

The Passaro Team Seller Promise applies only to an exclusive right to sell agreement. If any terms or conditions contained herein are prohibited by local law, they shall be considered severed from this promise and of no force or effect. In the event of any breach under the terms of this Passaro Team Seller Promise, the seller (as a sole and exclusive remedy) may terminate the exclusive right to sell agreement, provided that our office is given ten days (10) written notice of the reason for termination and an opportunity to cure the default during the notice period.

836 W. 75th Street, Naperville, IL 60565 Office 630.778.1855

www.bairdwarner.com

