



Virtual Office Realty

\$10,000 Savings Guarantee Certificate

When you retain Virtual Office Realty to negotiate your home purchase transaction on your behalf, Virtual Office Realty will negotiate the purchase terms such that you save at least \$10,000 on your purchase or Virtual Office Realty will refund to you \$1,000 at the closing of the purchase and sale. The \$10,000 savings may be in the form of:

1. \$10,000 off the listed price; or
2. \$10,000 in total savings including the sum of price savings plus the cost of repairs or upgrades paid for by seller and all credits to buyer from the seller, listing agent or selling agent.

Conditions:

1. Buyer shall obtain pre-approval (at no cost to the buyer) from a mortgage lender prior to negotiating the offer (we are happy to refer you to one of our trusted lenders).
2. Listed price of the home shall be \$300,000 or more.
3. For homes priced from \$200,000 to \$300,000, Virtual Office Realty's Savings Guarantee shall be at least \$5,000 or Virtual Office Realty will refund to you \$500 cash at the closing of the sale.
4. For homes priced from \$100,000 to \$200,000, Virtual Office Realty's Savings Guarantee shall be at least \$2,000 or Virtual Office Realty will refund to you \$250 cash at the closing of the sale.
5. For homes listed by Virtual Office Realty, Virtual Office Realty will act as a fully disclosed "dual agent," do its best to facilitate the transaction to the mutual benefit of both buyer and seller. And, to avoid any conflicts with our sellers, Virtual Office Realty will make the appropriate refund (\$1,000, \$500, or \$250 depending upon asking price) to you regardless of any price savings realized by you upon closing.
6. The seller will pay Virtual Office Realty's entire commission. You don't pay for our services.

The agreed upon amount will be paid at the closing of the sale of the home and in no event shall exceed an amount greater than the commission payable to Virtual Office Realty from the transaction. All refunds will be prorated based upon the percentage of total savings to the guaranteed savings. For example, if on a \$310,000 home, Virtual Office Realty negotiated a total of \$8,000 in savings for you (80% of \$10,000), then Virtual Office Realty will refund 20% of \$1,000 to you upon closing.