

# Seller: CanZell Realty Disclosures

I/We, the undersigned, do hereby acknowledge that agent \_\_\_\_\_ of CanZell Realty in his/her capacity as agent has disclosed to me the following information:

## **A** HOMEBUYERS WARRANTIES

CanZell Realty makes available a home warranty program for our clients use. Buyers and Sellers are advised to review these programs to evaluate which program meets their specific needs. Please see preferred vendors for company information.

**Seller requests the \$70 HVAC upgrade to the warranty offered: (Circle One): YES NO NOT AT THIS TIME**

CanZell Realty has no ownership interest in any company offering a home warranty insurance policy through a Sales Associate, CanZell Realty and its agent, receive an administrative fee. My decision not to request a Homebuyer's Inspection or a One Year Home Warranty will be deemed to be my informed decision to waive those rights, and I hold CanZell Realty, it's owner, and Sales Associates harmless from any loss, damage, cost, or cause of action I may suffer my virtue of my failure to obtain a Homebuyer's Inspection or Home Warranty.

## **B** POSTAL CHARGES

Should it be required to ship documents via FedEx, Express Mail, UPS and/or Overnight shipping (not limited to), client will be responsible for all shipping charges.

## **C** MARKETING AGREEMENT

At CanZell Realty, we offer the best marketing plan available to you in marketing your home to its fullest potential. By doing the following, we are able to obtain the highest possible market value:

- Your property is placed on over 42 internet sites that include but are not limited to [www.canzell.com](http://www.canzell.com), [www.canzell-luxury.com](http://www.canzell-luxury.com), and [www.canzellhomes.com](http://www.canzellhomes.com).
- Our marketing strategy has proven to be successful. If you are not happy with our process, how we market or who we market to, please talk with us about your concerns.
- CanZell Realty will decide on a price and showing instructions that will be most optimal to sell your home. You have to make it as easy and convenient as possible to show your home. At any time during the listing, you can reduce the price of your home. At no time may you do a price increase.

## **D** RELATIONSHIPS WITH REAL ESTATE PROVIDERS

A buyer or seller has the right to use whichever Real Estate provider they chose. This can include but is not limited to: home inspectors, termite companies, insurance agencies, contractors and lenders. It is acknowledged that we have a marketing agreement with several contractors that provide real estate services.

For a full list of our Preferred Vendors, please visit our website at [www.canzell.com/vendors](http://www.canzell.com/vendors)

Initials: \_\_\_\_\_/\_\_\_\_\_

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This is to give you notice that CanZell Realty has a business relationship with C.R. Title Team, LLC., wherein it owns 50% of the company. Because of this relationship, this referral may provide CanZell Realty a financial or other benefit.

[A.] Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Title Examination Fee: \$100.00-\$150.00

Title Commitment or Binder: \$100.00

Update & Recordation: \$75.00

Insured Closing Letter Fee: \$20.00

## ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that referring party is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

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**Client**

**Date**

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**Client**

**Date**

## **E** FIRE ME GUARANTEE

Here at CanZell Realty we are fanatical about great customer service. We will bend over backwards to make sure that you are not just happy but WOW-ed! CanZell Realty guarantees that we will do the following for you:

- Your property will be entered into the MLS system
- Exposure of your property on over 50 real estate websites
- We will have a CanZell Post Sign installed on your property
- We will have a live agent in the office on duty from 8 am to 9 pm Monday through Sunday
- When someone inquires on your home by email, we guarantee that person will have a response within 15 minutes within the hours of 8 am and 9 pm Monday through Sunday
- When someone inquires on your home by phone, we guarantee that phone call will be answered within five rings within the hours of 8 am and 9 pm Monday through Sunday
- For certain properties that are to be sold "as-is" your agent will discuss which marketing strategies that are more suited for your property.

If we do not do any of these things we promised we would do - you can Fire Us!

If you have a signed Listing Agreement aren't happy with your Agent, we ask that you switch agents once within our office. If you're still not happy, then you can go forward with another agency!

**Initials:** \_\_\_\_\_/\_\_\_\_\_

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*Our "love it or leave it" guarantee means that our clients may terminate a listing agreement or buyer broker agreement at any time before that client enters into a binding contract. Once the client enters into a binding contract, the terms of the contract will govern whether and under what circumstances the client can terminate the contract. For legal advice and interpretation of the termination provisions of a specific contract, please consult a licensed attorney.*

## I/WE HAVE READ AND UNDERSTAND THIS NOTICE

This form shall become an integral part of the contract for \_\_\_\_\_  
\_\_\_\_\_(Property Address), Dated \_\_\_\_\_

It is understood by the clients/customers of CanZell Realty that a transaction fee of \$395.00 \_\_\_\_\_  
(Client's initial) will be charged and collected at settlement and placed on the settlement of the said property.

No Processing fee will be due if the property does not close.

\_\_\_\_\_  
Seller Signature                      Date                      Seller Signature                      Date

\_\_\_\_\_  
Seller Print                      Date                      Seller Print                      Date

\_\_\_\_\_  
Agent Signature                      Date

\_\_\_\_\_  
Agent Print Name                      Date

Initials: \_\_\_\_\_/\_\_\_\_\_