

## **iRealty FAQs**

Q. What is the Realtors® MLS and how does it help me?

realtors chicago illinois mlsA.The Realtors® Multiple Listing Servicer (MLS) is undoubtedly the greatest marketing tool ever invented for selling your home "By Owner". The Greatest Advantage is Increased Exposure you will gain when your home is listed in the Realtors® MLS. You will automatically gain exposure on the popular real estate web sites, and you will also gain exposure with real estate agents who are members of the MLS. The MLS will give you the Maximum Exposure and this is the key to a successful transaction. There is no other effective way to sell your property and be successful.

Q. Can I Cancel my Listing?

A. Yes, you may Cancel at any time and there are No Cancellation Fees!

Q. Do I need to come to your Office?

A. No, you can email, fax, or mail the necessary paperwork to you. The Sign, the and other products will be mailed to you.

iralty flat fee brokerage \$149 mls listing Q. How do I pay for the listing, services and products?

A. We are a secure site with Pay Pal.

Q. How long will it take for a listing Appear on the Realtors® MLS?

A. Once our we receive your paperwork, they will try their best to get you Listed on the Realtors® MLS within (24) hours.

Q. Will I receive a copy of my MLS Listing?

A. Yes, absolutely, we will email, fax, or mail a copy to you.

Q. Who will people call for a Showing?

A. Your Realtors® MLS Listing will have your contact phone number in the Showing Instructions. . Any and all calls we receive will be forwarded to you. We will not be working with any buyers, so therefore we will not be working against you. There is no additional charge for this.

Q. How many photos can I post on the Realtors® MLS Listing?

A. You may email 26the maximum number of photos allowed by the MLS.

Q. Will my MLS listing look the same?

A. Yes, absolutely, your Realtors® MLS listing will look exactly the same as one created by a traditional real estate agent. There is no way to distinguish between the two listings.

Q. How long is the listing for?

A. One Year.

Q. Will all the forms I need to sell my house be available?A. All the forms need for a standard real estate sale are on the website. If there are additional forms that apply to a specific situation they will be forwarded to you as needed.

Q. Is there someone available if I have questions about the sale of my home?

A. Yes, absolutely, we will be available during the entire process to guide you to closing.

Q. Will I need to hire an attorney?

A. Yes, it is recommended that you hire an attorney. After the negotiation of the sales contract you lawyer will step in andirealty flat fee brokerage earnest money take over till closing.

Q. Who holds earnest money?

A. Your attorney or the buyers brokerage.

Q. What is co-op broker fee?

A. When a property is listed on the MLS by one brokerage to sell it, another broker has the right to bring a buyer. The brokerage that represents the buyer is entitled to a commission as well. It usually is about half of the full commission. We recommend 2-2.5%. Yes, some might think the higher the incentive the more agents will reply. To be perfectly honest with you if a buyer likes a house and wants to purchase it, I have never heard of a realtor trying to talk him out of it because of co-op commission. After all a sale is still a sale.

Q. Does iRealty have the right to sell or refer a buyer to another buyers agent?

A. No, under no circumstances will we be working against the home seller. All inquires will be forwarded directly to the home seller, with no competition from us.

Q. Are there any hidden fees?

A. No, it will cost you \$299 and not a penny more. If you purchase optional products or services that is your choice.