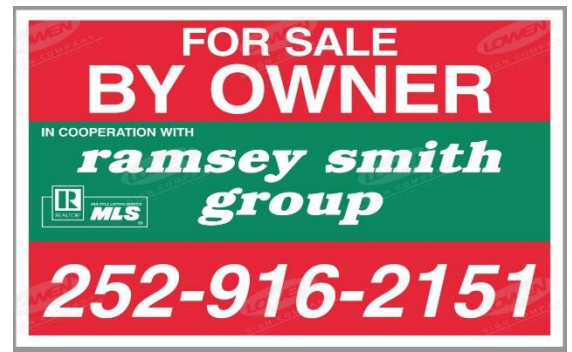




**ramsey smith group**  
 REAL ESTATE BROKERAGE  
 “Professionalism with Integrity”  
 252-916-2151  
 toddramsey.com  
 todd@toddramsey.com



**Todd A. Ramsey, Broker / REALTOR** Would you like to sell your property with quality service and more control over the process? *ramsey smith group* offers a program that will **save** you money and **help** sell your property. Many sellers do not know that, by law, real estate fees are always negotiable. **How is *ramsey smith group* different?** It is in our contract. Most real estate firms require the seller to sign an Exclusive Right to Sell Listing Agreement wherein the seller typically agrees to pay a 6% or 7% commission **regardless** of who sells the property, including **you** the property owner. **In contrast**, *ramsey smith group* offers an Exclusive Agency to Sell Listing Agreement. With this agreement you have the right to find a buyer independent of the real estate agent **without incurring any obligation to pay a commission or fee**.

**A program that gives you options**

*ramsey smith group* lends you the full range of services expected of any professional real estate firm. For **3.90%**, we perform market analysis, preparedness tips, provide lawn signs, show your property, supply internet advertising at REALTOR.com, Zillow.com, Trulia.com and over seventy other web sites provided by List Hub, virtual tours, prequalify buyers, prepare necessary paperwork to close on the property, coordinate the loan process, manage inspections, and handle all other closing requirements. **All you have to do is sign the deed**. When you sign an Exclusive Agency to Sell Listing Agreement for **180** days with *ramsey smith group*, your property will be listed on the North Carolina Regional MLS, *Multiple Listing Service* (MLS). In effect, you engage the potential services of a network of more than 10,000 additional real estate agents.

**A program that saves you money**

- Exclusive Agency to Sell Listing Agreement with *ramsey smith group* you retain your right to sell your property independently. If you do, you pay no real estate commission or fee.
- *ramsey smith group* sells your property without another **MLS** real estate firm, Buyer Agent, you pay our commission of **3.90%**
- Another **MLS** real estate firm, Buyer Agent locates a buyer for your property, your fee would total **4.90%** (2.40% to *ramsey smith group* plus 2.50% to another **MLS** real estate firm, Buyer Agent)

With *ramsey smith group* no money required up front and you do not pay any fees until closing. Increase your potential for a greater return of equity while retaining your rights as a “For Sale By Owner.” Expand your opportunity to sell your property with additional resources of **MLS** and professional full-time real estate broker with over **30** years of experience, more than **1,000** transactions closed totaling more than **two hundred and fifty million** in gross real estate sales. We will be happy to perform market analysis of your property and answer any questions at no cost or obligation to you. Fees based on location and property, please feel free to email, text or call at any time for a quote.

Sincerely,

**Todd A. Ramsey, Broker / REALTOR**

Serving Greenville & Eastern North Carolina for more than **30** years  
**REALTOR OF THE YEAR** Greenville-Pitt Association of REALTORS  
**Past President** Greenville-Pitt Association of REALTORS  
**Ombudsman** NC REALTORS **Mediator** NC REALTORS  
**Finance, Budget, and Forms Committee** NC REALTORS  
**Professional Standards Committee** National Association of REALTORS  
**Past President** North Carolina Regional Multiple Listing Service (MLS)

