



Prudential Kahler REALTORS®
2401 W Main Street
Rapid City, SD 57702
Bus 605-343-7500 1-800-658-5550
Fax 605-343-7486
E-mail kahler@kahlerinc.com
Website www.kahlerinc.com

Commission Choice & Fee Schedule Addendum

We will tailor services to meet your needs!

Option #1 – *Full Service with Multiple Listing Service - 6% + Transaction Fee

- MLS exposure
- Marketing to ALL agents
- BHMLS web site exposure
- In house hand outs
- Lock Box
- Open Houses
- Advertising expense – Agent
- Realtor.com exposure
- Yahoo.com exposure
- Schedule property for office tour
- Arrange and schedule showings for other agents
- Pre-qualify potential buyers
- Complete dedicated office staff
- Current real estate market updates
- Single Property Sites Web Site
- Market analysis
- Marketing strategies and materials
- Advertising design
- Company web site exposure
- Personal web site exposure
- Negotiations and negotiation strategies
- Market reviews
- Marketing updates
- Digital photography and video
- Signage
- Flyers and flyer box on stake
- Showing, follow up and feedback
- All paperwork from listing through closing and professional guidance through the entire selling process

Option #2 – *Full Service without MLS - \$2,995 + Transaction Fee up to \$200,000 – Fee increased \$1,000 per \$100,000 thereafter

- Market analysis
- Marketing strategies and materials
- Advertising design assistance
- Company web site exposure
- Personal web site exposure
- Negotiations and negotiation strategies
- Market reviews
- Marketing updates
- Digital photography and video
- Flyer example and flyer box on stake
- IVR System
- Single Property Sites Web Site
- Showings by Seller, follow up and feedback by agent
- All paperwork from listing through closing and professional guidance through the entire selling process.
- 30 Agent Exposure
- Printed in Home Journal at seller expense
- This fee is paid only upon a successful closing
- 3% Buyer's Agent Fee if you elect to co-op

Option #3 – *Closing assistance fee \$1,650

- Designed for the seller who has located a ready, willing and able buyer for their property
- Includes seller representation pertaining to negotiations and negotiation strategies, professional advice and assistance with ironing out related details and problems
- All paperwork from listing agreement through the entire closing process
- Problem solving – Would not get this using an attorney
- This fee is paid only upon a successful closing

Option #4 – *Detailed market analysis \$350

Up front fee with no client representation, includes delivery of, and an explanation of, a detailed comparative market analysis report. Note, this amount will be credited if you later convert to one of the above Options with the same broker & real estate agent, providing that listing price is close to the recommended price in the comparative market analysis.

I fully understand these Options and we elect to choose Option # _____, per the stated terms and conditions. I understand that the broker and agent are only contracted and obligated to perform the exact services outlined under each Option. Additional services beyond the scope of the specified option, but within the scope of a higher option, will only be performed if requested in writing by the seller and only after the seller upgrades to that particular option.

Seller _____

Agent _____

Seller _____

Broker _____

Dated this _____ day of _____ 20_____

This document is an addendum to the listing agreement dated _____ pertaining to the real property commonly known as _____. This addendum will modify the terms of the listing agreement and prevail concerning any conflicts with said agreement.

**For option 4, this document is all that is required.