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IMPORTANT NOTICE TO OUR CUSTOMERS

(KEEP ON FILE FOR FUTURE REFERENCE)

LAWN SIGNS

Please note that the use of a "**Sale by Owner**" lawn sign is NOT in your best interest. Many Realtors simply will not show a home with a by owner sale sign in the lawn.

Our company lawn signs are available FREE; Our automated number automatically redirects all calls generated by the sign, to you.

LOCK BOXES

If you are not home most of the day or cannot return phone calls to agents in a timely manner, then use of a REALTOR digital lockbox is strongly recommended. You can rent it from us at \$199 (\$80 deposit refund upon return of the lockbox). You can also order a combo lockbox from us for \$29 shipping included. If you do not make your home easily accessible to real estate agents, they will pass your home by for another home in your neighborhood.

SALES CONTRACTS & HUD-1's

NO MATTER HOW YOUR HOME IS SOLD—on your own or by a realtor – **you must fax us a copy** of your contract when fully executed. Failure to do so will result in fines to you. HUD-1 (closing statements) **must also be faxed** to us when the sale closes.

FAX: 732-719-1921

REALMART REALTY "BUYER REBATE" PROGRAM (UP TO 2% CASH BACK)

ARE YOU also buying a home? Our "buyer rebate" program gives you the opportunity to receive up to 2% of the sales price (Credit at closing) We make sure the credit works with your lender if you are obtaining a loan. It is easy to work. If you can surf the internet and drive a car, you will be able to receive the REBATE. In today's world with the Internet it is so easy for you to be involved. Please read the FAQ here:

[Http://Www.Realmartrealty.Com/BuyerFAQs.aspx#Top](http://Www.Realmartrealty.Com/BuyerFAQs.aspx#Top)

The way that it works is you receive credit for your efforts- like sweat equity- imagine you are building a house and the builder allows you to put in the bathrooms yourself or paint, items you are comfortable doing- and in lieu of this you receive credits off of the price. Well this is similar- you receive the credit for doing part of the work. In today's world with the Internet it is so easy for you to be involved.

O.k. you ask "What next, what do I have to do?"

1 You sign an agreement to commit to purchase through Realmart Realty. Certain restrictions may apply. Please check the FAQ here: <http://www.realmartrealty.com/BuyerFAQs.aspx#Top>

2 You are set up on an automatic prospecting system & access to IDX internet sites which show you all listings for sale from all companies which are multiple listed.

3 You go to open houses and search for the properties available. We give you a buyers kit to assist and help you narrow down your search.

4 Once you find the property of choice you contact your assigned agent/broker- they write the offer, handle all of the negotiations and steps from contract to closing or settlement, including, but not limited to assisting you with financing options, inspections, and full agency representation.

What if I want you the agent or broker to handle more in reference to finding us properties? No problem, you will receive up to 1.5% to use towards your credit. The rebate will be on a sliding scale depends on how many properties we must show you.

For more information and to get started get on <http://www.RealMartRealty.com> or call us with detailed contact information and we will contact you. (Please let us know what location you are interested in purchasing in; please include city, county and state.) The program is called a "Buyer Rebate Program" This program is 100% legal. The whole buying process is professionally managed by RealMart Realty e-agents, from offering, attorney review, inspection, appraisal, mortgage, insurance and closing. Contact us for more information.

We look forward to working with you! Isn't it time for you to receive a benefit credit for your efforts? Most buyers are searching the Internet these days and tell their agent about the property before the agent does.

Realmart Realty is the premium e-Broker in NJ which helps thousands of home owners to sell their home with a flat fee MLS services and save millions of commission. Now buyers can enjoy the savings as well. All agents you will be working with will specialize in the area you choose. So, what are you waiting for? Get started today and be on your way to purchasing your property with instant equity earned by you!

ADDITIONAL REALMART REALTY MARKETING PROGRAMS

\$100 - REALTOR.COM SHOWCASE LISTINGW/ OPEN HOUSE POSTS

ENHANCE Your Home on the **#1 real estate site** with the features buyers want most with up to **25 jumbo photos**, unlimited **OPEN HOUSE** postings and alerts. It will maximize your chance of selling your home directly to a home buyer. You attract **3-4 times the visitors** to your home than regular listings when buyers search for homes in your area and price range. The **OPEN HOUSE** advertisement alone is worth the cost of the upgrade.

\$199 REALTOR LOCK BOX INCLUDING SHIPPING, \$80 REFUND UPON RETURN



REALTOR DIGITAL LOCK BOX WORKS!

Did you know? When you have a Realtor digital lock box, your home get viewed 3 times more often. Agents really love to hear supra lockbox is there when they call to setup appointments. They love the fact the homes are show ready and accessible through realtor lock box. They hate when home owners are around to hinder their effort to let their client imagine the house as their future home

\$199 - PROFESSIONAL SIGN POST INSTALLATION AND REMOVAL



WANT A PROFESSIONAL SIGN? Make your home FOR SALE SIGN the most professional in your community, let people assume that you are paying a premium realtor 6% full service.

Did you know? A For Sale By Owner sign hurts a lot to the Sellers. Most realtors avoid showing your home. Buyers who come to you directly, they will drive a hard bargain as they assume you are not paying a commission.

UPGRADE to "PLAN D FULL Service" w/3% Commission You are already paying 2.5%, why not add 0.5% get all the **PAID** services for **FREE?** Get professional help in contract negotiation. We will guide your through the whole transaction with a **TOTAL of 3% commission**. You will only pay **HALF** compared to other Realtors with superior services.

\$199 - PROFESSIONAL IN-HOME PHOTOGRAPHY SERVICE



PROFESSIONAL PHOTOGRAPHY SELLS!
Capture your buyers' interest with the first photo.

Did you know?

Unprofessional photos can be costing you thousands in negotiations with comparable listings?

**\$99 - REALTY WEBSITE SYNDICATION,
VIRTUAL TOURS, SINGLE PROPERTY WEB
SITE, TEXT MESSAGING SERVICE**

Syndication is becoming one of the fastest growing advertising mediums on the Internet today. Giving your listing maximum exposure just makes sense. We provide the largest syndication network in the real estate industry, with new partners being added frequently.



Single Property Web Site and Virtual Tour are important features for any listing. We will create a professional and visually stunning virtual tour that can be attached to your listings and used anywhere. You can provide us with High Definition photos.

With text message, potential buyers can inquire about your property anytime, anywhere. We will assign an unique Mobile ID, To see a demo: TEXT "**1234**" to **79564**, the buyer will instantly receive a text message back on their phone. This tool was only available to premium realtors, now available to you at a minimum cost. Please click the link below to see how the text message service works for you: <http://Qmls.Mobi/?Test=1&Propno=1234>

**To Order, Simply mark the selection above and send in this
CREDIT CARD AUTHORIZATION(Or order online or by phone)**

I authorize Realmart Realty, LLC to charge my credit card in the amount of \$_____ for options selected.

AMEX MC Visa Discover (circle one)

Cardholders Name: (as it appears on card) _____

Card # _____ Exp. Date _____ CVV# _____

Billing Address: _____

Sales Property Address (if different): _____

Your Signature: _____

ADDITIONAL MARKETING OPTIONS:

- \$100___ **UNLIMITED CHANGE REQUEST/OPEN HOUSES WITH 25 PHOTOS (TO SAVE ALL COMMISSIONS)**
- \$199___ **ADDITIONAL MLS LISTING FOR THE SAME PROPERTY (DOUBLE LOCAL REALTORS)**
- \$199___ **12 MONTH LISTING EXTENSION (TRIPLE YOUR MARKETING TIME)**
- \$199___ **IN-HOME VIDEO/PHOTOGRAPHER (INCL. PROPERTY WEB SITE, E-FLYER, MUSICAL VIRTUAL TOUR)**
- \$199___ **PROFESSIONAL SIGN POST INSTALLATION (SHIPPING/HANDLING FEE, FSBO SIGNS DISCOURAGE AGENTS)**
- \$199___ **REALTOR LOCK BOX (RENTAL & SHIPPING FEE, \$80 RETURN REFUND)**
- \$99___ **SYNDICATION/MOBILE UPGRADE (INCL. SINGLE PROPERTY WEB SITE VITOUR TOURS, TEXTING)**
- \$29___ **ADDITIONALFOR SALE SIGN (GET RID OF FSBO SIGNS)**
- \$29___ **FOUR OPEN HOUSE SIGNS (DIRECT PEOPLE TO YOUR HOME)**
- \$29___ **COMBO LOCKBOX (EASY SHOWING FOR ALL AGENTS)**
- \$299___ **PLAN D FULL SERCVICE UPGRADE (INCL ALL PAID SERVICES, CONTRACT NEGOTIATION w/3% TOTAL COMM)**
- \$_____ **MLS LATE REPORTING VIOLATION (MUST UPDATE STATUS TO US WITHIN 24 HOURS)**

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REALTOR.COM OPEN HOUSE SHOWCASE LISTING: \$100

Easily enhance your listing on the **#1 real estate site** with the features buyers want most with up to **25** jumbo photos, full motion videos (provided by you), unlimited **OPEN HOUSE** postings and alerts. Our **800** number will give buyers your direct contact information. It will maximize your chance of selling your home directly to a home buyer. You attract **3-4 times the visitors** to your home than regular listings when buyers search for homes in your area and price range. The **OPEN HOUSES** advertisement alone is worth the cost of the upgrade. It will give you the most chances for home buyers to visit your home without an agent. Traditional brokers host open houses to get double commissions. By hosting one yourself, you have the opportunity to sell it on your own and save on paying a commission.



Post up to 25 photos - grab the attention of buyers

- Homes with the most photos rise above all other listings when consumers search for homes by the number of photos.
- Impress homebuyers when you showcase your home.



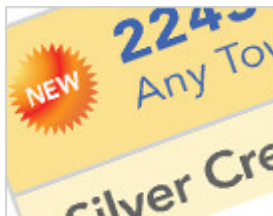
Open House Alerts - drive buyers through the door

- A recent survey of agents who use Open House alerts on REALTOR.com® claimed a staggering 93% success rate
- Visitors were twice as likely to be "high quality" as visitors from the newspaper or from yard signs



Custom Special Text Messages and Property Remarks - Paint a picture with words

- As evidenced by the massive exodus from newspapers to the internet, it's evident consumers are demanding more information
- Headlines that "sell" will help your listings stand out when buyers are searching



Powerful Icons on the search results page - stand out and encourage clicks to your listings

- Your listings stand out over other listings when buyers see icons for features such as, Full Motion Videos, More Photos, Virtual Tours and Open House Alerts

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REALTOR DIGITAL LOCK BOX WORKS!

Did you know? When you have a Realtor digital lock box, your home get viewed 3 times more often. Agents really hate to call the owner to setup appointments. They love the fact the homes are show ready and accessible through realtor lock box. They hate when home owners are around to hinder their effort to let their client imagine the house as their future home

Many sellers asked us about Realtor Lock Boxes. Some people uses a combination lock boxes, but it presents security concerns. Many times, the home owners are not home when agents are trying to bring clients over to see the home. It presents an inconvenience to the agents and their clients which mean missed opportunities. Often times, you should not be present when an agent brings a potential buyer to view the property. Let the agent help the buyers to imagine the house as their future home.

Realtor Digital lockbox is a key tool for real estate agents. A lockbox is a hollow metal box that attaches to the front doorknob or some secure place nearby. Inside the hollow area is another matchbox sized box that contains the key to the house. When an agent opens the lockbox, that smaller container slides out. It really helps the agents to show your home more often.

The GE Supra lockboxes have a tiny microprocessor inside. You need an electronic key to open it and the only way to get a key is to become a member of the local Multiple Listing Service. All of the keys have a unique identifier so when someone opens the box, the microprocessor inside “registers” the agent who opens it. Agents are forbidden to let another agent use their electronic key.

Since the box is “reset” just before being placed on the door, any agent who opens the box can be identified – as well as the date and time they entered the house. That information can be downloaded at the local MLS Association. This works as a security measure for the homeowner.

PROFESSIONAL SIGN POST INSTALLATION AND REMOVAL: \$199



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UPGRADE to “PLAN D FULL Service” w/3% Commission You are already paying 2.5%, why not add 0.5% get all the **PAID** services for **FREE**? Get professional help in contract negotiation. We will guide your through the whole transaction with a **TOTAL of 3% commission**. You will only pay **HALF** compared to other Realtors with superior services.



PROFESSIONAL PHOTOGRAPHY SELLS!

Capture your buyers' interest with the first photo.

Did you know?

Unprofessional photos can be costing you thousands in negotiations with comparable listings?

"WOW" Your Buyers!

Next to listing a property on the local MLS and the internet, making the property look attractive to buyers is the most important thing. With 80% of home buyers shopping for a home online (according to the NAR), the way your listings look is an important factor, if not the most important, in generating buyer interest. It's no secret, better-presented homes get more traffic and more buyer interest, therefore selling faster. More than ever, your listings must stand out from the crowd.

Whether a listing is a million-dollar home or a fixer-upper, a professional photographer will bring out its best. Proper lighting techniques, good composition, and some tricks of the trade only professional real estate photographers have, ensure your listing looks its absolute best, while staying true to its actual condition and features.

Marketing a home can be an expensive undertaking, but allocating a budget for professional photography ensures your marketing dollars are getting you the return on investment you need, and your listings are getting the traffic they deserve. Professional photography isn't a luxury anymore. It's an absolute necessity in marketing real estate properly.

Why Is It So Important?

- Inventories are high and the competition is fierce.
- Buyers are tech-savvy and are hungry for information. And they expect to be impressed.
- The market is saturated and alternative listings draw attention away from yours.
- Sellers have to market better than ever to be competitive and successful.
- Would you want your biggest investment marketed with a few snapshots?

Can I Afford It?

The real question is-can you afford not to? With current market conditions, smart and demanding buyers, and the local competition, you want sell your home fast. Apart from staging, no other marketing investment is as important as professional photography in marketing a property effectively. A small investment in Professional photography in your biggest investment of your home, it's some much more attractive to buyers. You will maximize the chance of selling your house to a direct buyer without paying a commission.



REALTOR WEB SITE SYNDICATION: \$69

Web Site Syndication

Syndication is becoming one of the fastest growing advertising mediums on the Internet today. Giving your listing maximum exposure just makes sense. We can provide the largest syndication network in the real estate industry, with new partners being added frequently. We actively manage your listing and spread them automatically to some of the highest trafficked search sites on the Internet.

Increase your reach automatically

Through our professional List Hub or Point2 Agent Network, we syndicate your listing to be advertised across multiple popular home search sites. The following are the dozens of most popular Realtor web sites that take part in this syndication program. *Please note for some sites like Ebay, Craigslist, Backpage, and Social Network Sites etc., we provide the html code, but you need sign up with them and post the code to your own account.



Then stay informed

Once your listing is syndicated, you need to know just how well your home listing is doing out there. We don't just fire and forget your listing. We provide you with detailed statistics and reports from all of our supported syndication partners. We will provide you a seller login, you will be able to track the web hits on your home from all of the syndicated web sites.

Maximize your chance to sell directly to buyers

With the highest number of syndication partners available and more being included all the time, we provide you with a competitive edge, to dramatically increase your chances of selling your home directly to a buyer without an agent and pay no commission to anyone.



VIRTUAL TOURS AND PROFESSIONAL FLYERS: \$69

Virtual Tours

Virtual Tours are an important feature for any listing. When you order a virtual tour from RealMart, you can access professional and visually stunning virtual tours that can be attached to your listings and used anywhere. We will create the virtual tour for you from the listing photos you've already sent to us, no new pictures are needed.

Editable

Your Virtual Tour showcases your listing. You want to make sure it is highlighted in the best way possible. We can customize, edit and adjust various elements of your virtual tour at anytime.

Choose your style

Once your virtual tour is created, we provide you the flexibility to determine where they are displayed. You can attach it directly to your website or elsewhere. We've made the virtual tour so flexible that we even give you the option to have it customized and can give it a generic website address.

TEXT MESSAGING SERVICE: \$69

With text message, potential buyers can inquire about your property listing anytime, anywhere. All a potential buyer has to do is text in your unique Mobile ID (To see a demo: TEXT "**1234**" to **79564**) The buyer will instantly receive a text message back on their phone. The message will have all of the listing info, bedrooms, bathrooms, sq. ft., etc, with a link to all of the pictures associated with the listing. We also capture their contact info along with the property they are inquiring about including the date and time. You will receive the information which let you know who is looking, where they are looking, and when they are looking. **ALL IN REAL TIME!** This tool was only available to premium realtors, now available to you at a minimum cost.

Our mobile technology provides you with:

- Cross-carrier connections
- 24/7 access to property info and pictures
- Mobile web site customized for smart phone devices like iPhone, iPAD, Blackberry etc
- The ability to request an immediate callback
- Buyer contact information

To see a demo: Text "1234" to 79564 from your mobile phone

SPECIAL OFFER ALL FOR \$99 (OVER 60%OFF): Order All 3 Services for Today (Syndication - \$69 value, Texting - \$69 value, Virtual tour - \$69 value). We will also create a Full Feature Single Property Web Site (\$99 value).