

Guarantee Sales Program Conditions

Although, I wish I had Donald Trump's Money and could guarantee every single home at a price the homeowner wanted, the truth is I can't. The purpose of the guarantee sales program is to offer someone the assurance that they won't be stuck with 2 homes or worst off, end up homeless.

In essence, I am willing to absorb some of the risk from preventing the aforementioned from happening. Please feel free to call me at 519-944-5955 and I will personally go over all of the main conditions of the program in detail. The following are the main conditions of the program and remember, all guarantees must be in writing.

1. You have to put an offer on a home listed with RE/MAX Preferred AND the Listing Agent (Name on the For Sale Sign) MUST be Sasha Miletic, Broker.
2. A member of Team Miletic must be our agent and we must agree to Multiple Representation and fully understand Multiple Representation.
3. You will receive an offer in writing on your home for 95% of the appraised value.
4. Your home will be appraised by a certified appraiser, which most banks currently use and supported by our appraisal and/or our certified appraiser.
5. Your home will be bought for the agreed amount (in writing) if it is NOT sold within 120 days of the listing.
6. You agree to list your home with Team Miletic at our set 6.5% commission rate.
7. You must move up (buy a home with a higher value than your current home.
8. Your home must pass a home inspection and must be insurable.
9. Your home must NOT have been a grow house Meth lab in the past.
10. Your home value does NOT exceed \$250,000.00. I will NOT Guarantee homes over that price.
11. I will not guarantee any farms, vacant land, mobile homes, recreational property or any non-conforming homes (homes that do NOT conform to the neighborhood Conformity will be determined at the sole discretion of Team Miletic).
12. All guarantees MUST be in writing and our guarantee conditions and clauses MUST accompany any agreement of purchase and sale.

But wait, there's more... Even though your home may not qualify for me to guarantee its sale and to buy it if not sold within 120 day's because you do not meet the conditions, it still may qualify in the future whereby:

- A. You purchase a property that I've just listed subject to all of the conditions above (and specifically Clause #1).
- B. Someone that buy's your home has a house to sell whereby I put an offer on their home within 24 hours so that you can receive a firm offer on your and move on with your life.

In short, who else would be willing to take that kind of a gamble and risk to assure the sale of your home? Please don't hesitate to call me at 519-944-5955 right now to see if you qualify or go back and fill in the submission form below.