

MBG's Single Client Services Addendum

This addendum changes the terms of the Business relationship/listing Contract that allows dual agency.

At the Max Business Group Commission FREE Real Estate Services, we *work with all parties* in every transaction at highest level of ethical practice. However, we must disclose to you that it is our firm's strict policy, to practice "single client representation." Single client representation means, that when you hire us to represent you in the sale or purchase of real estate in PA, *we are only permitted to work for you, and NOT permitted to provide services to any other client in the same transaction.* Taking the higher, more ethical road to practice, our clients never have to wonder who their agent is really working for.

When Representing Sellers

When you hire us to fully represent you in the listing and sale of your property, we will engage in the nearly 30 activities and design and implement sales and marketing strategies, that will get your property sold for the most money, in the shortest period of time, under the most favorable conditions for you while limiting your stress, and legal liability, now and into the future. For those looking to do some of the work themselves, we offer our Sell-it-Yourself Service, or you can select one or more options from our a la carte menu to create your own Customized Bundle of Services.

As your Seller's Agent, *I can only represent you, and only you, throughout the sales process of your property,* and prohibited from representing any buyer in the sale of your property. It is the reason that my name and number does NOT show up on the for-sale sign placed in your yard at time of listing. The number on the sign is my firm's business number with all calls being answered by our Broker (not me because I represent only you). At the time of inquiry, the Broker will ask the caller some qualifying questions to help assure that the caller is a ready, willing, and able buyer. The Broker will then call, and designate, another MBG Partner employee, to work with that potential buyer. Using this method, no buyer falls through any cracks, and I can spend my time working hard to represent only you and your interests throughout the transaction.

When Representing Buyers

When you hire us to fully represent you in the purchase of your residence, we will engage in the nearly 30 activities and design and implement buying and savings strategies, that will help you buy the most house, for the least money out of your pocket, in the shortest period of time, under the most favorable conditions for you while limiting your stress, and legal liability, now and into the future. For those looking to do some of the work themselves, we offer our Buy-it-Yourself Service, or you can select one or more options from our a la carte menu to create your own Customized Bundle of Services.

As your Buyers Agent, *I can only represent you, and only you, throughout the purchase process of your property,* and prohibited from representing the seller in the purchase of any property that you show the most interest in. Using this method assures that I can spend my time working hard to represent only you and your interests throughout the transaction.

In the event that you do show interest in one of my listings, I will contract my Broker immediately, at which time he will "designate" a temporary MBG Partner employee, to fully represent you, as long as you have interest in my listed property. At the point, where you no longer have interest in my listed property, we will resume our work together.

Client

Date

MBG Partner

Date

Max Wilson, Broker at Max Business Group Commission Free Real Estate Services

Date