

Get Started - The 450 Plan

- 1) Complete the 'By Owner' Marketing Agreement for The 450 Plan
- 2) Return completed Forms to Draeger Real Estate Company,
By Owner Consulting Division, via fax, mail or email:

FAX: (253) 630-5460
MAIL: 12911 SE Kent-Kangley Road, Kent, WA 98030
EMAIL: Draeger@DraegerNet.com

PHOTOS: Email photos to Draeger@DraegerNet.com.
Be sure to include the property address.

Timeline:

Activation: The date we receive the completed Forms and payment.

The **1st business day** after Activation:

- A. Your property entered and appears in NWMLS system
- B. Your property entered on the DraegerNet.com "For Sale By Owner" site
- C. Sign installation order placed (if requested)
- D. Keybox shipped (if requested)
- E. Photos entered (within one business day of receipt)
- F. Confirmation and copy of NWMLS Detail Report for your property emailed to you

The **2nd business day** after Activation:

- A. Your property begins to appear on various real estate companies' websites
- B. Preliminary Title ordered (if requested)
- C. Sign installed (if requested). Depending on your locale, the sign installation may be completed on the 3rd business day.

If you have questions, please contact us by email at Draeger@DraegerNet.com and we will promptly reply.

Draeger Real Estate Company
By Owner Consulting Division
Marketing Agreement – The 450 Plan
Addendum to
EXCLUSIVE AGENCY SALE AND LISTING AGREEMENT
NWMLS FORM #1B

This Addendum modifies and amends the Exclusive Agency Sale and Listing Agreement (“Listing Agreement”) between the undersigned Seller and Draeger Land and Homes, Inc. d/b/a Draeger Real Estate Company (“DRE”). If any term or condition in this Addendum conflicts with any term or condition in the Agreement, the terms and conditions herein shall control provided, however, that the Defined Terms in the Listing Agreement shall have the same meaning in this Addendum.

A. AGENCY: Seller acknowledges that DRE has been hired only to advertise the Property for sale as explained in Paragraph B below. Except for the services expressly set forth in this Addendum, and notwithstanding Paragraph 9 in the Listing Agreement, DRE will not use any effort to find a buyer for the Property. Seller acknowledges that they have received the information pamphlet titled ‘The Law of Real Estate Agency’ (free download in “Forms” at DraegerNet.com) and have reviewed this pamphlet prior to signing the Listing Agreement or this Addendum.

B. ADVERTISING: The Property will be entered into the Northwest Multiple Listing Service (MLS) database and be available for viewing by all MLS members. In addition, the Property will be advertised on DraegerNet.com (including in the ‘For Sale By Owner’ section) and other web sites including the MLS web site, real estate broker web sites that participate in the downloading of MLS data and other web sites that link to the MLS database. DRE may, in its sole discretion, advertise the Property on additional web sites and in additional print publications at no cost to Seller.

Notwithstanding the foregoing, Seller understands that DRE does not control the amount, quality or accuracy of information that may be displayed on any of the above web sites (except DraegerNet.com) and DRE shall have no liability to Seller in the event that such web sites fail to display the Property or if any Property information is displayed inaccurately. Seller agrees that the Property address, the Seller’s phone number, email address and other personal information provided by Seller may be published for the purpose of advertising the Property and DRE shall have no liability to Seller for any misuse of this information by any third party.

All Property information provided by Seller shall comply with all applicable local, state, and federal codes, regulations, laws, and ordinances, including but not limited to the Federal Fair Housing Act, the Civil Rights Act of 1964, and the Washington Law Against Discrimination, RCW 49.60.

C. OFFERS AND NOTICES: Seller agrees that all offers will be presented directly to Seller and that all communications and contractual dealings will be directly between Seller and the buyer or the buyer’s broker. If an offer is presented to DRE, DRE’s only obligation will be to communicate the offer to Seller and Seller shall have the sole obligation to respond directly to the buyer or the buyer’s broker.

D. COMMISSION: The Listing Agreement allows Seller to sell the Property without paying a commission to a buyer not represented by a real estate broker. Because the Property is listed in the MLS, Seller acknowledges their obligation as set forth in the Listing Agreement to pay a commission in the amount set forth on Page 2 of this Addendum (“Selling Office Commission”) to any broker (including DRE) who procures a buyer for the Property (“buyer’s broker”).

E. KEYBOX: As per NWMLS Rule, all listed and improved residential properties must have a MLS keybox installed on the premises *except* when the seller has excluded the requirement from the Listing Agreement.

Seller requests / declines Keybox
(circle one)

Seller / Owner Initials: