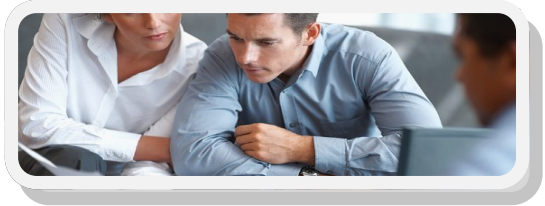




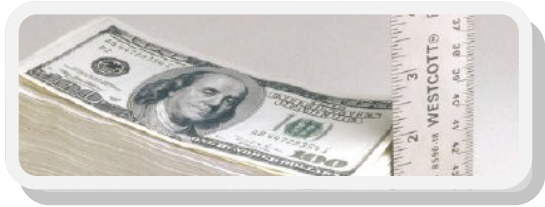
1. Free No Obligation Market Analysis:

Create a CMA or detailed market analysis of your property with evaluation of your location, lot, neighboring homes and current market conditions, along with recently listed, under contract and sold homes.



2. Representation:

Brokerage fees are negotiable averaging between 5-6%, where I offer above average co-brokers of 2.5-3%. The co-broke is the percentage of the fee we share with the other area agents to bring their buyers.



3. Pricing: Independent Appraisal Reimbursement:

I'll reimburse your out of our commission for any independent appraisal that you choose to have done. (should you not agree with our pricing evaluation).



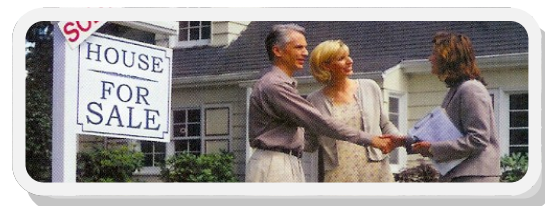
4. Broker's Open House Luncheon:

We hold broker's open house luncheon and offer a \$50 cash prize for the agent that guesses closest to the eventual sale price. (Lunch's from Flour Bakery, Ciao Bella, Chinese Food, or comparable *) Typically I get between 15-25 area brokers in your home.



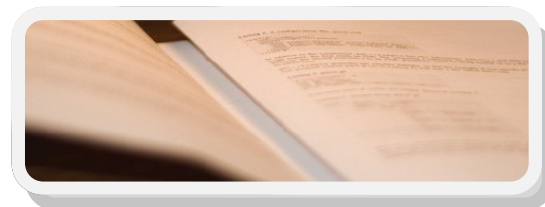
5. Feedback Reports Bi-Weekly:

Realtor.com, Trulia, Zillow & RLS2000 updates: We keep you informed about the real estate market and provide feedback on all calls, showings, inquires and how often your property has shown up on search results and previewed online.



6. Marketing Consulting Specialists:

We work closely and consult with you in marketing your property, such as selecting pictures, helping with description, discussing improvements and conditions. We then create the best marketing and ad campaign with your feedback.



7. Home Marketing Booklet:

We provide a booklet which stays at the property, which includes a custom handout, full MLS data sheet, plot plan, the sellers description of property and utility information. We help the buyers to make a more informed decision upfront.

8. For Sale Signs:

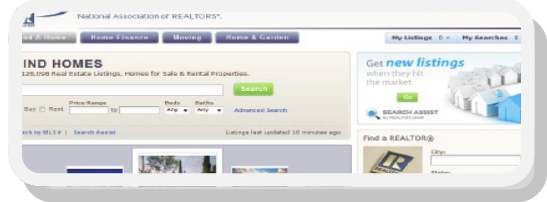
We place a "For Sale" sign on your property and position it properly. If necessary we position directional arrows at all key locations to main roads. We use RED SIGNS which stand out.





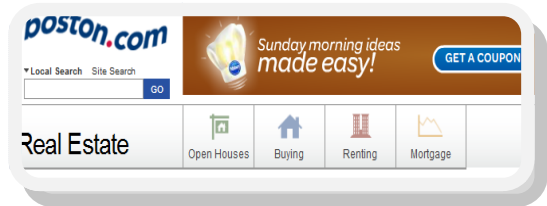
9. MLSPIN - Professionally listed on MLS:

Professionally positioning your home on MLS which syndicates to over 35 other Real Estate sites including: Trulia.com, Homes.com, Boston.com, Zillow.com, BartFoster.com, DistinctiveBostonRealEstate.com, BuySellBoston-Metro.com, and hundreds of other agent and brokerage sites.



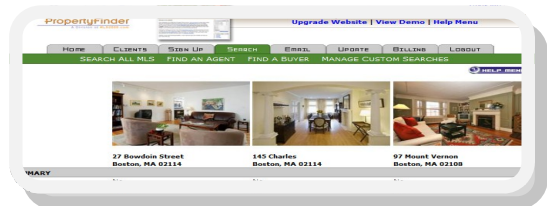
10. Enhanced Listings on Realtor.com

Enhanced Listing on the largest consumer RE web-site in the world: Not 4 but up to 36 photos, added text descriptions, video tours, open houses and monthly owner reports, link to my website and my contact information.



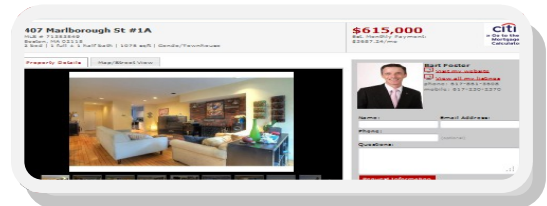
11. Enhanced Listings on Boston.com

Enhanced Listing positioning locally: Not 1 photo, multiple photos, video tours, open houses, a direct link to our website and my contact information.



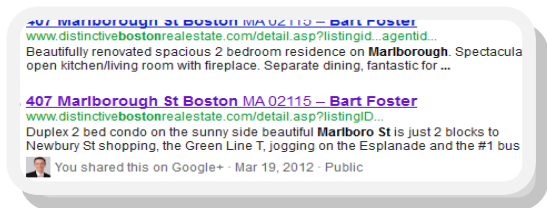
13. RLS2000 Website:

With my Seller's alerts, you'll have access to all homes on the MLS in your immediate area. Plus you can search actives, price change and sold homes.



14. KWLS (Keller Williams Listing Service):

International data sharing with over 80,000 KW agents Linked to KW.com, ALL agent websites powered by Market Leader provide the most cutting edge lead capture system available. More than 3 sites per agent.



15. 1st Page Google Search Placement

With a proven system, I will put your home in Google before competing sites pick it up improving the chances a buyer will call the correct "listing agent" - Me- over an agent who could have a competing listing.



16. Ongoing Marketing Sessions:

I routinely call past clients, buyers and agents who might have client matches for our inventory. Plus KW's 33-Touch emails our database monthly to keep contacts up to date on what is happening in the market and new listings.



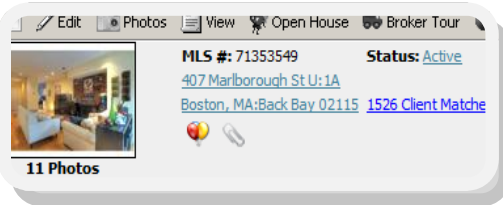
17. Home Web-Page:

www.123-any-address.com (Give your home it's own domain and website with photos, videos text, etc).



18. Professional Open House Programs:

[] weekly(7%) [] bi-weekly [] monthly. (Signs on all blocks to main roads, door knock and posting on all buyer web-sites) *Based on needs



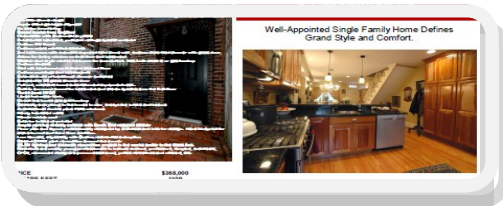
19. Advanced Proactive Reverse Prospecting:

Using advanced tools of the MLS & RLS2000 to identify buyers, I'll email hundreds of Buyer Agents an eBrochure. This is repeated weekly and prior to any open houses.



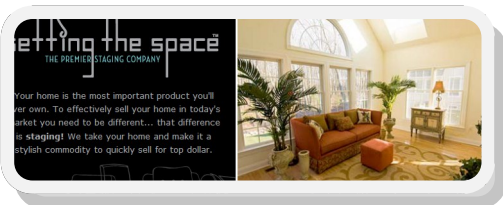
20. Video Tours

Video tours are distributed on numerous platforms throughout the internet for maximum visibility... Your local MLS, Realtor.com, numerous video sites such as YouTube and are viewable on all most Smart mobile devices!



21. Property Flyers:

Professional flyer's created are distributed by print and email to hundreds of potential buyers. Every listing is emailed to my database and a network of over 1,000 local real estate agents.



22. Complimentary Home Staging Consultation:

Staged homes sell for 8% more and in 30% less time. When you list with me, I'll be happy to arrange for a 1 hour consultation with a professional staging consultant.



23. BLOG & Alternative Sites:

Our properties are posted on Craigs list, Postlets, Facebook, LinkedIn, Twitter and the #1 Real Estate blog ActiveRain and social sites. (Outstanding results with generation X)



24. Home Warranty Available:

Homes with a Buyer Warranty sell faster and for as much as 2.2% higher as compared to uncovered homes (NAR Research). Through Home Warranty Company of America, your property will stand out from the competition.



25. Professional Quality Photographs

Your 1st Open House is On-Line! As your COFI "Chief Officer of First Impressions" I understand that there are no 2nd chances to impress a buyer's 1st viewing. Therefore I'll take exceptional photos to give your home the WOW factor.

any Side of Marlborough St Duplex Condo w/Amazing Views From Deck (Back Bay Boston)

re: 2012-03-30, 4:18PM EDT
 ply to: 1469-2931289870@home.craigslist.org <https://www.craigslist.org>

2 Marlborough St Boston, MA 02115

4 Rooms | 2 Beds | Baths 1 & 1/2

1st OH Sunday 4-7 between 1-2PM

Duplex 2 bed condo on the sunny side beautiful Marlboro St is just 2 blocks to Newbury St shopping, the Englade and the 41 bus to Cambridge is just on the corner.



26. Effective Use of Craigslist

I'll create a Craigslist ad for your property which links back to my website and repost it twice weekly.



27. Professional Full Time Dedicated Service

I am a Full Time professional and unlike "team based" agents I strive to keep my business small enough to give you dedicated service plus I answer my phone live during business hours.

Real Estate Software

As a successful Realtor or real estate professional, it's your job to handle hundreds of details. With RealtyJuggler, you can be more organized, and less stressed. It's like having a personal virtual assistant!

There are lots of other real estate software CRM products out there, but they can be awkward, and require special training to use. Not so for RealtyJuggler.

28. Professional Software:

Council of Residential Specialists (CRS) Quality Tested software is used to record showings and gather feedback following every showing. No more guessing what the buyer/agent thought of your home!



29. *Terminate all listing contracts if I do not fulfill this written guarantee. (100% Satisfaction Guarantee)

30. I strive to deliver superior value, service and results

By holding myself 100% accountable to you with a GUARANTEE in writing: I will present you with an offer in 75 days or less, within 2% of a mutually agreed upon market price, or I will deduct up to \$2,000* off the commission. (~0.2% of sale price)

While most agents do a good job at the "usual stuff"

Pricing Your Property Within 10-15% of Final Sale Price

Staging It To Sell

Open Houses

Broker's Open Houses

Newspaper Ads (Maybe)

Negotiating On Your Behalf...

Because today's buyer is anything but "usual", you need an agent who is proactive and quickly adapts to how buyers find and select property.



J. BART FOSTER
 REALTOR®

The Start of a Great Real Estate Experience

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