**Your Home Sold for 100% of Asking Price**

**GUARANTEED**

**or I Pay You the Difference**

**WHEREAS** EXP Realty, LLC through the Gluch Group (“The Gluch Group”) and the seller at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ the “Property”) are simultaneously entering into an Exclusive Right to Sell Listing Agreement dated the \_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the year \_\_\_\_\_\_\_\_\_ , to list and sell the Property (the “Listing Agreement”).

**NOW THEREFORE** in consideration of the parties having engaged into the above referenced Listing Agreement, the parties hereto agree as follows:

1. The Gluch Group guarantees that the Property will sell at, or above $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Guaranteed Price”). The Guaranteed Price may differ from the list price in the Listing Agreement (the “List Price”). If the Property sells for less than the Guaranteed Price, The Gluch Group will reduce its commission in an amount between the sales price and the Guaranteed Price up to a maximum of the seller’s agent portion of the commission due The Gluch Group (the “Gluch Group Guarantee”).

2. Seller makes the following promises in exchange for the Gluch Group Guarantee:

1. Seller promises to stage the Property in 100% conformance with the stager’s recommendations within 12 days of this agreement being signed.
2. Seller promises to allow the Gluch Group to list the Property in the Multiple Listing Service within 14 days of this agreement being signed.
3. Seller promises to permit sales representatives and potential buyers reasonable access to the Property on a daily basis and promises to maintain the Property in “showcase” condition during these times.

3. Other terms and conditions:

1. Seller acknowledges that the maximum commission discount offered in this agreement is The Gluch Group’s commission collected on the listing side of the Listing Agreement. Compensation to any buyer agent shall not be reduced.
2. If the Seller receives an offer at, or above, the Guaranteed Price during the Listing Agreement, and the Seller rejects the offer, then this agreement is null and void.
3. If the Property appraises for less than the Guaranteed Price, then this agreement is null and void.
4. The seller understands that this is not a promise to purchase the Property.

Signed By:

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Seller for the above stated property Date Seller for the above stated property    Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Gluch Group                           Date