

TriCity Real Estate Brokers, Inc.

SELLER PLEDGE CERTIFICATE

We are dedicated to providing you with service that is professional, courteous and responsive in helping you market your property. To fulfill this commitment, we agree to perform the following services:

1. Provide a marketing system for your property to include, as appropriate, recommended promotion and other activities as mutually agreed upon.
2. Provide worldwide exposure by marketing your property on the internet.
3. Furnish a written Competitive Market Analysis to help you determine the most effective listing price for your property. This analysis may be updated to reflect changing market conditions.
4. Review various financing alternatives and assist you in determining those which best enhance the sale ability of your property.
5. Review local marketing customs, conditions and procedures, and make recommendations designed to enhance the marketability of your property.
6. Have the recognized TRICITY REAL ESTATE BROKERS, INC. sign installed on your property (with your permission and subject to local ordinances).
7. Expose your property to appropriate incoming transferees referred to this office through the TRICITY REAL ESTATE BROKERS, INC. Referral System.
8. Provide regular progress reports throughout the marketing period and discuss with you comments received about your property.
9. Show your property to pre-qualified buyers.
10. Provide a TRICITY REAL ESTATE BROKERS, INC. Referral Form (if appropriate), offering you the services of a TRICITY REAL ESTATE BROKERS, INC. office at your new destination to assist with your search for a new property.
11. Submit to you all written offers as presented; assist with negotiations; and provide an estimate of your net sales proceeds prior to acceptance.
12. Upon acceptance of an offer by you, monitor pre-settlement (escrow) activities throughout the closing process as permitted by law or local practice.

We appreciate your allowing us to help you with the marketing of your property. If at any time you have a question, concern, comment or suggestion, please contact: Jeff Pereyda, GRI Broker Pres.

Phone 510-742-3212

This SELLER PLEDGE Certificate applies to an exclusive right to sell agreement of not less than _____ days. If any terms or conditions contained herein are prohibited by local law, they shall be considered severed from this pledge and of no force or effect. In the event of any breach under the terms of this SELLER PLEDGE Certificate, the seller (as a sole and exclusive remedy) may terminate the exclusive right to sell agreement, provided that our office is given ten days (10) written notice of the reason for termination and an opportunity to cure the default during the notice period.

TriCity Real Estate Brokers, Inc.

By

By

Dated

A copy of this SELLER PLEDGE Certificate
has been received.

By

Owners

Property Address