

# OUR SERVICE

Unlike other brokers who require you to adapt to their one marketing plan, Mokha Real Estate has adapted to your needs and now offers the widest possible selection of marketing options. Take a look!

*It is is your choice!*



## CONNECT WITH US!

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# ITS YOUR CHOICE



Listing Options	Fees Due at Closing	Suggested Advantages
<p><b>Full Service (Exclusive Authorization Listing)</b></p>	<p><b>6% of Sales Price</b></p>	<p>By far our <b>most popular</b> marketing plan, exclusive marketing provides you all the services of all other programs combine, plus open houses, Multiple Listing Services exposure, and complete 24 hours per day representation by Merced's #1 Real Estate firm. Just sit back, relax and leave everything to us. P.S. You can start packing!</p>
<p><b>Exlcusive Agency Services (Dual Marketing)</b></p>	<p><b>0% or 6% of Sales Price</b></p>	<p>Allows you and Mokha Real Estate to work simultaneously to sell your home. Your only disadvantage is the time and energy you will spend handling your own inquires. If we find a buyer, you pay a commission; <b>if you find a buyer, you don't.</b></p>
<p><b>Commission Buy-Down Program</b></p>	<p><b>As low as 4% of Sales Price</b></p>	<p>Receive the majority of the services available with our full servie representation but with <b>substantial cost savings.</b> Simply pay a one time separate flat fee upon closing and your commission can be reduced by as much as 2%. Best of all, you are not trading dollar for dollar. <b>Your savings</b> can add up to \$3 in commission for each dollar paid in advance</p>
<p><b>Exlcusive Services</b></p>	<p><b>5% of Sales Price</b></p>	<p>Your home is exposed to all 500+ Mokha Real Estate Sales Associates <b>but not</b> to the Multiple Listing Service. This provides you the <b>security</b> and <b>privacy</b> by limiting showings to only <b>qualified</b> Mokha Real Estate prospects while also reducing your commission cost.</p>
<p><b>One Party Services</b></p>	<p><b>0% or 6% of Sales Price</b></p>	<p>You are free to sell your home yourself without obligation for any commission; however, you provide us authorization to expose the property to pre agreed <b>specific individuals.</b> We do not assist with <b>your</b> buyers and there is no commitment unless <b>our party</b> purchases your home.</p>
<p><b>2 / 4 / 6 Services</b></p>	<p><b>2% or 4% or 6%</b></p>	<p>The competitive incentive provided by our 2/4/6 program could five you the fastest sale and lowest commission expense ever. You, the Listing Agent and every Realtor in town will be in a race to see who can find your Buyer fist. If you win, you will receive full brokerage representation for only a 2% fee. Should your Listing Agent produce the Buyer, the fee will be 4%. Should any other licensee or MLS member find your Buyer, the fee will be 6%. With the quality of Mokha Real Estate representation, the fastest sale and the opportunity to <b>save, you win.</b></p>
<p><b>Homeseller's Services</b></p>	<p><b>2.5% of Sales Price</b></p>	<p>Sell your home (FSBO). Pay a substantially reduced brokerage fee. You provide advertising, open houses, and find your buyer; we provide market analysis, contacts, negotiating, legal disclosures, escrow monitoring, finance counseling, and the guidance you need to safely sell your home.</p>