

ERA® Affiliated Broker Commitment to Service***



FOR: _____

ADDRESS: _____

I agree, with the cooperation of _____
(company name)

to perform the following services to market your home:

- 1. Provide a comparative market analysis** of your home based on similar sales and competing properties to establish the initial market value of your property.
- 2. Prepare a good-faith estimate** of anticipated expenses, reflecting the estimated proceeds you could receive based on your asking or agreed upon price.
- 3. Work together to develop** and agree with you on a customized **marketing plan** to help sell your home.
- 4. Provide you with exposure of your property listing** with at least _____ photo(s) through **ERA.com** and other Web sites available to me within _____ business day(s).
- 5. Contact you** _____ times to discuss the selling progress of your home and include feedback from Broker of Record showing the property. I will return any messages within _____ of your initial contact and would be happy to give you progress reports _____.

You may reach me at: _____
(phone) (email)

- 6. Review your competitive marketing strategy** every _____ days based on the ongoing activity within the market.
- 7. Offer a loan pre-approval service** to prospective buyers, and to you when you're ready to buy, thus offering peace of mind regarding the mortgage financing process. *ERA Mortgage*** is available to provide this service upon request.
- 8. Offer an ERA Home Protection Plan®*** to enhance the marketability of your home and can help protect your home from unexpected repair bills during the time your home is marketed.
- 9. Assist with your new home buying needs** or provide you with a qualified Broker of Record through our *ERA* network to help you in finding a home in your next community.

COMMITMENT TO SERVICE. If ERA® Affiliated Broker fails to perform all the services in this COMMITMENT, you may terminate - as the sole remedy for that failure - the Exclusive Listing Agreement covered by this COMMITMENT as long as you give the parties listed below written notice of your intent to terminate, citing the specific breach of the COMMITMENT. *ERA* Broker will have _____ days to cure the breach. If the breach is not cured in _____ days, the Listing Agreement shall terminate, and *ERA* Affiliated Broker will unconditionally release you from the terms of the Listing Agreement. This COMMITMENT applies only in connection with an exclusive listing agreement for at least _____ days to sell your home. If any terms or conditions are prohibited by law, they shall be considered deleted from this COMMITMENT.

THIS COMMITMENT is given by the *ERA* Affiliated Broker and Broker of Record indicated below and is not a commitment from ERA FRANCHISE SYSTEMS LLC. Each *ERA* office is independently owned and operated and may not enter into contracts on behalf of ERA FRANCHISE SYSTEMS LLC.

Owner _____ Date _____

Owner _____ Date _____

Broker of Record _____ Date _____

ERA® Affiliated Broker _____ Date _____

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** PHH Mortgage Corporation D/B/A ERA Mortgage, 1 Mortgage Way, Mt. Laurel, NJ 08054. NMLS ID #2726 (www.nmlsconsumeraccess.org). Alaska Licensed Mortgage Lender #AK2726-5, 800-446-0964; Arizona Residential Mortgage Licensee #BK 0903622; Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act; Regulated by the Colorado Division of Real Estate; Licensed by the Delaware State Bank Commissioner #2784; Georgia Residential Mortgage Licensee #6266; Illinois Residential Mortgage Licensee #MB.0005941, 100 W. Randolph, 9th floor, Chicago, IL 60601, 800-532-8785; Kansas Licensed Mortgage Company #SLO000792; Massachusetts Licensed Lender #ML2726; Minnesota - This is not an offer to enter an interest rate lock-in agreement; Licensed by the Mississippi Department of Banking and Consumer Finance; Montana Licensed Mortgage Lender #2726; Licensed by the New Hampshire Banking Department; Licensed by the New Jersey Department of Banking and Insurance; Licensed Mortgage Banker - NYS Banking Department; Ohio Certificate of Registration MB.804016; Oregon Mortgage Lender #ML-355; Rhode Island Licensed Lender. ERA® and the ERA Logo are registered trademarks licensed to ERA Franchise Systems LLC and used with permission. Equal Housing Lender.

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