10-POINT LISTING SERVICE GUARANTEE

BALDUS REAL ESTATE INC.

www.baldus.com

"We list your home for the world to see!"

1. Our Agent will expose your home to millions of prospects worldwide 24 hours a day through MLS systems, as well as utilize the Internet to its fullest by presenting your home's features and amenities on various websites. We will notify you as each is available for your viewing.

2. Our Agent will provide a one-year warranty on your home, free of charge.*

3. Our Agent will provide you with a written competitive market analysis of your home.

4. Our Agent will make available to you a moving discount through a national moving firm.

5. Our Agent will personally notify the neighborhood that your house is on the market.

6. Our Agent will capture your home's attributes through our Virtual Tour program for the marketing of your home to the widest possible buyer-pool.

7. Our Agent will prepare a personalized features brochure on your home and make it available to all prospective purchasers of your home.

8. Our Agent will personally send you copies of all ads of your home with a personal accounting of all showings and calls.

9. Our Agent will advertise your home in *Homes & Land Magazine*, in the *Maryland Independent* and/or a variety of other leading media.

10. If you are not satisfied with our service, you may cancel your listing upon 24-hours notice, no questions asked.

Some firms offer you one or a few of these guarantees—but Baldus Real Estate, Inc. gives you ten guarantees. Our Agents are unsurpassed and we back it up in writing. We know what it takes to sell homes and we make the commitment, in writing, to get the job done for:

Client Date

Sales Associate Date

Client Date

*Assumes warranty firm approval of house, minimum 90-day exclusive listing agreement and six percent commission. Valid only when signed by authorized agent.