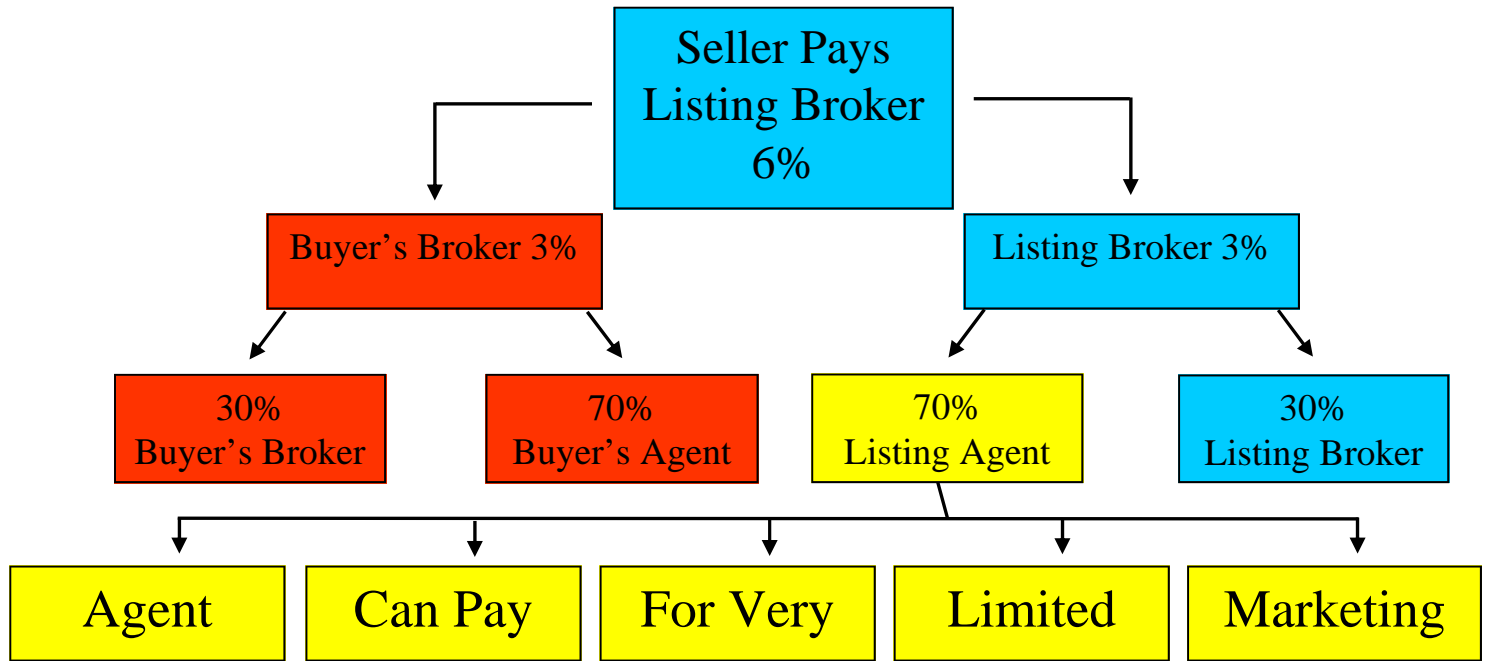
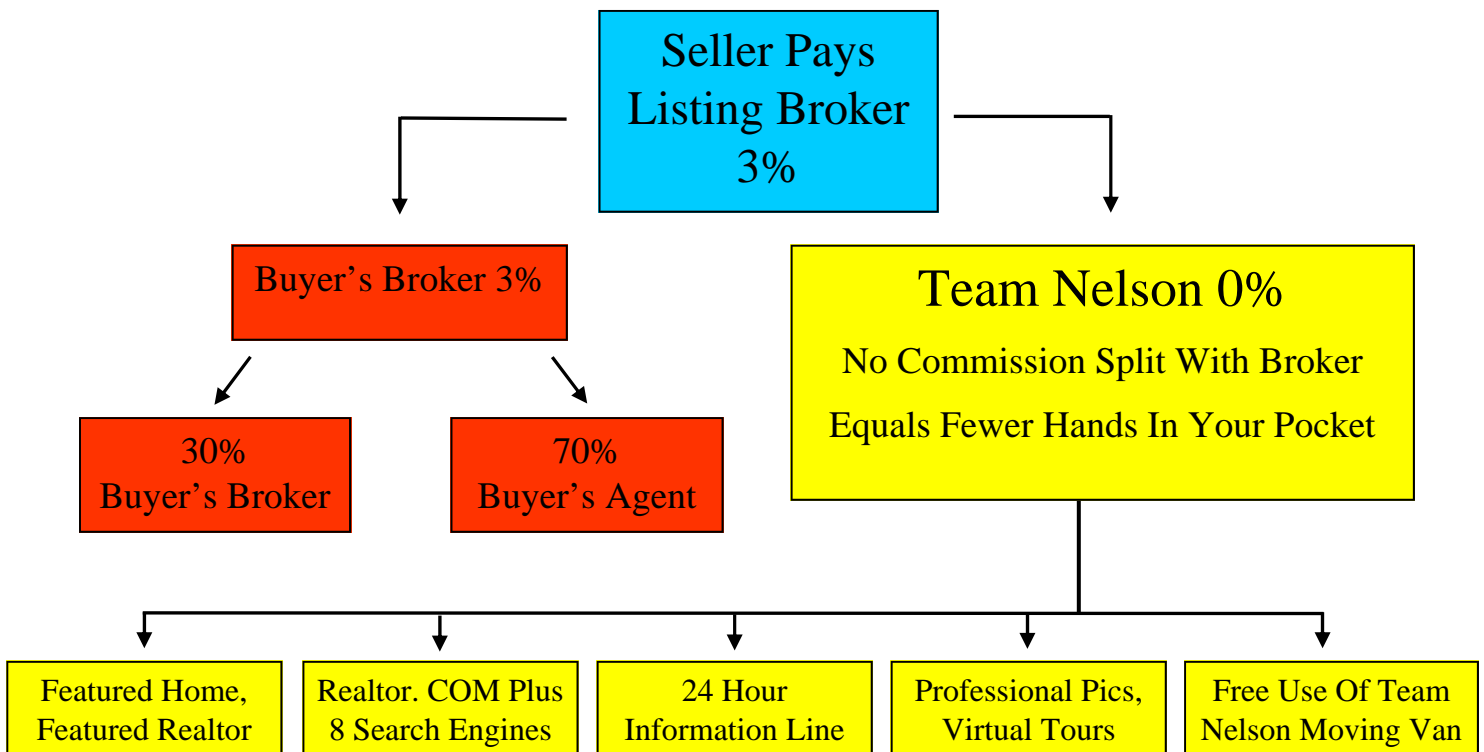


How Do Real Estate Commissions Really Work?



Neiman Marcus Service at Wal Mart Prices!



Power In A Buyer's Market, You Can Sell Your Home For Less and NET More

Their Way

Price	\$250,000
• Closing Cost	\$ 18,396
• Balance	\$150,000
• Prorated Tax	\$ 325
Net at Closing	\$ 81,279
• Tax Refund	\$ 325

Final Net \$ 81,604

-- Detailed Closing Cost report --

Title Policy	\$ 1,699
Escrow Fee	\$ 250
Recording Fee	\$ 50
Document Prep	\$ 150
Tax Certificate	\$ 50
Release of Lien Fee	\$ 30
Home Warranty	\$ 400
Realtor Commission	\$15,000
Discount Points	\$ 0
Repairs	\$ 0
Miscellaneous	\$ 0
Interest Owed	\$ 468
Transaction Fee	\$ 299

You have to get full market value to have enough money for the new house

Team Nelson's Way

Price	\$247,000
• Closing Cost	\$ 10,789
• Balance	\$150,000
• Prorated Tax	\$ 325
Net at Closing	\$ 85,890
• Tax Refund	\$ 325

Final Net \$ 86,211

-- Detailed Closing Cost report --

Title Policy	\$ 1,682
Escrow Fee	\$ 250
Recording Fee	\$ 50
Document Prep	\$ 150
Tax Certificate	\$ 50
Release of Lien Fee	\$ 30
Home Warranty	\$ 400
Realtor Commission	\$ 7,410
Discount Points	\$ 0
Repairs	\$ 0
Miscellaneous	\$ 0
Interest Owed	\$ 468
Transaction Fee	\$ 299

You can sell just below your neighbor and...

BUY NEW Furniture

By using Team Nelson's "Buy Any Home Thru Me, I'll Sell Yours For FREE" program, you can **SELL** your house **FOR LESS** and actually **NET MORE!!** On a \$250,000 house, we will **save** you **\$7,500 in fees.** This gives you the **advantage** when **competing** with your **neighbors!**

