



Team Hardy — your real estate marketing experts.

John Hardy, Realtor | Go2TeamHardy.com | M 402.639.8558 | O 402.951.5008

OVER-PRICING DISCLOSURE

Dangers of “Over-Pricing” Your Property

- 1) Property will not sell
- 2) Property will not sell in the time that the seller wants to move
- 3) Aids or helps sell other like-kind, contiguous properties
- 4) Dramatically reduces showings
- 5) Property gets “shop-worn” sitting on the market
- 6) Property may not appraise if it sells at that asking price
- 7) Unrealistic price discourages offers from informed, qualified buyers
- 8) Un-searchable price range for particular MLS are

“CMA-Verified” Market Range \$_____ to \$_____

Seller’s desired original List Price \$_____

Agent has advised Seller of the Dangers of Over-Pricing, but the Seller elects to price the property higher than the verified market, as determined by a MLS Competitive Market Analysis, and the original List Price is at least 2% above the probable sales price.

The Seller understands and accepts the responsibility for the above mentioned Dangers of Over-Pricing

The Seller agrees not to complain to the Agent/Manager/Broker that the property is not selling.

The Seller agrees not to complain, discredit or blame the Agent or the Company for their property not selling when discussing it with their friends, relatives and other personal centers of influence.

Agent & Broker reserve the right to limit promotional advertising on the subject property until such time that the property is priced within the Current Verified Market.

Property Address: _____

Seller(s): _____

Agent: _____ Date: _____

