

Keller Offers' Option to Seek Cash Offer on Your Home

As a homeowner, you have a choice of whether to list your home for sale on the open market and/or to seek a cash offer through Keller Offers.¹

The traditional approach. Traditionally, the process of selling a home on the open market is geared toward helping sellers obtain the highest price for their homes. However, this process can be time-consuming and involve challenges and uncertainties for sellers, like the need to show the home, negotiate with prospective buyers, and wait for closing.

An alternative. Alternatively, at your request, you may be able to seek a cash offer through Keller Offers. In general, under this approach, information about your home is relayed to allow a speedy determination of whether an all-cash offer may be made, which offer may be subject to certain further negotiations or credits during the inspection process. This sort of alternative approach can help facilitate a quick closing and eliminate many of the hassles and uncertainties involved in a traditional home sale. Typically, a home purchased through Keller Offers is later resold.

The choice is yours. You are encouraged to ask questions about the direct-buy process, consider what you might expect if you listed your home for sale on the open market, and weigh the pros and cons based on *your* needs. Some factors to keep in mind:

- Consider the options early. Keller Offers will not be able to make an offer on a home if a listing has already been filed with a multiple listing service. **PLEASE INITIAL INDICATING ACKNOWLEDGEMENT:** ____ ____
- You are free to shop around. Although the Keller Offers option is available only to sellers who are working with Keller Williams, you are not required to seek or accept any offer through Keller Offers. You are free to shop around and find the best fit for your circumstances. **PLEASE INITIAL INDICATING ACKNOWLEDGEMENT:** ____ ____
- Keller Offers difference. The pricing and fees that are built into the Keller Offers process are designed to ensure that the Keller Williams real estate agent you have been working with will continue to assist with your transaction, even if you choose to sell your home through Keller Offers instead of on the open market. Other direct-buy options may not have that feature. **PLEASE INITIAL INDICATING ACKNOWLEDGEMENT:** ____ ____
- Keller Williams agent. If you decide to pursue a direct offer through Keller Offers, the Keller Williams agent you are working with will continue to have a role in your transaction pursuant to the terms of your representation agreement and, if you sell your home through Keller Offers, will receive a fee at closing. A home sold through Keller Offers may be resold later at a profit or a loss, and may be listed by the same Keller Williams broker and agent. **PLEASE INITIAL INDICATING ACKNOWLEDGEMENT:** ____ ____

I/We acknowledge we have received and reviewed this disclosure notice.

Seller Signature
Date: _____

¹ Keller Offers is affiliated with and/or has contractual relationships with a variety of investors who make cash offers to purchase residential real estate. Keller Offers is affiliated with Keller Williams Realty, Inc. ("KWRI"), the Keller Williams franchisor, in that certain officers, directors, and owners of KWRI have ownership interests in Keller Offers. Owners in Keller Offers Holdings, LLC, hold one or more real estate broker's licenses in one or more states in the United States