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Menu of Services

WHAT'S IN IT FOR YOU?

- **Customization.** Your needs are unique. Now your services can be too.
- **Value.** You save money by paying only for the services you need or want.
- **Flexibility.** You can order one or more services at any time, and pay as you go. Switching to full-service is always an option, and you will receive a credit from services previously purchased to be applied at closing.

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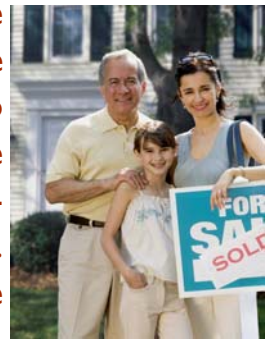
What is the ePlace Menu of Services?

The ePlace Menu of Services brings clients to a new level of customization with their real estate transaction. ePlace clients who prefer to handle some



aspects of selling a home on their own are no longer bound by the limitations of the traditional agent-client relationship. With the option to pay

only for the services they need to complete their transaction, sellers are provided with the help needed to create a more efficient and cost-effective process. With the ePlace Menu of Services,



we put you in the driver's seat. You decide when you need us, and we'll be there to help you get the job done.

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How to use the Menu of Services:

The ePlace Menu of Services gives you a comprehensive understanding of all of the steps involved in a real estate transaction. The various services and their corresponding prices are listed in this catalog. They are organized in the

sequence in which they would likely occur during the sales transaction. You can choose as many services as you want, and you can always purchase additional service items at any point in time. Some service items are also

available in conveniently grouped packages at a discounted price. If you have any questions about a particular service item or would like to start using our menu today, please call or send us an email at:

info@eplacehomes.com

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Seller Services

The following services are designed to meet the needs of our clients who need to sell their home. They are listed in the order in which they would likely occur during a traditional home sale transaction. Items with an asterisk are also available in a package.

Service Item	Cost	Category
Updated Local Market Report by Price Range	100	Marketing
Pre-Home Inspection w/ Licensed Inspector and Agent	350	Marketing
Opinion of Value Consultation (Waived for Pre-Sale Consultation)	300	Marketing
Make Keys	50	Transaction Processing
Obtain Repair Bids	200	Marketing
Staging Consultation with Staging Consultant and Agent	300	Marketing
Photography	200	Marketing
Preparation of Feature Sheet and 50 Color Copies	200	Marketing
Floorplans of Home (may vary with size of home)	350	Marketing
Special Imaging Presentation (iPix)	275	Marketing
Artist Renderings (10 color copies)	300	Marketing
Basic Landscape Plan	100	Marketing
Site Plan if Registered	100	Marketing
Elevation Plans if Registered	100	Marketing
Home Information Book	100	Marketing
Neighborhood Assets	200	Marketing
School System Report	100	Marketing
Town and City Services	100	Marketing
Social and Professional Networking Consultation	200	Marketing
Internet Exposure Consultation	200	Marketing
Advertising Exposure Consultation	300	Marketing
Direct Mail Plan	100	Marketing
Mailing Lists and Labels (up to 1000 labels)	180	Marketing
Signage	250	Marketing
Run a Globe Ad and Boston.com (linage dependent)	250	Marketing
ePlace MLS Advantage (only available with agent support)*	1000	Marketing
Home Showing Consultation	200	Marketing



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Seller Services (cont.)

Service Item	Cost	Category
Accompanied Showing Service*	100	Marketing
Public Open House Alert and Direct Mail	200	Marketing
Public Open House Host 1.5 hours	200	Marketing
Broker Open House Alert*	200	Marketing
Broker Open House	200	Marketing
Broker Open House w/ Dessert*	275	Marketing
Broker Open House w/ Lunch	350	Marketing
Mortgage Qualification for Buyer	100	Transaction Processing
Buyer Follow Up (from Open Houses or by Request)	100	Marketing
Take Offer (price per offer)*	250	Expertise Services
Negotiate Offer*	1000	Expertise Services
Obtain and Distribute Fully Executed Offer*	200	Expertise Services
Buyer Process Education	200	Transaction Processing
Obtain and Distribute Condo Docs (Electronic)	200	Transaction Processing
Mitigate Condo Issues (with Attorney)	100	Expertise Services
Condo Questionnaire*	100	Transaction Processing
Mortgage Originator Recommendations	50	Transaction Processing
Lawyer Recommendations	50	Transaction Processing
Home Inspector Setup	50	Transaction Processing
Represent Seller at Home Inspection*	250	Transaction Processing
Pest Inspector Setup	50	Transaction Processing
Attend Pest Inspection	100	Transaction Processing
Radon Setup with Buyer	100	Transaction Processing
Process Radon Mitigation	200	Transaction Processing
Mold Inspector Setup	50	Transaction Processing
Attend Mold Inspection	100	Transaction Processing
Lead Paint Inspector Setup	50	Transaction Processing

Seller Services (cont.)

Service Item	Cost	Category
Attend Lead Paint Inspection	200	Transaction Processing
Negotiate Inspection Issues	300	Expertise Services
Attend Mold and Smell Cleanup	300	Transaction Processing
Meet Structural Engineer	100	Transaction Processing
Meet Contractor	100	Transaction Processing
Meet Architect	100	Transaction Processing
Attend Friends and Family Appointments	100	Transaction Processing
Obtain Signatures on Purchase and Sale and Distribute	200	Expertise Services
Insurance Certificate*	100	Transaction Processing
Loan Application Prompting	100	Transaction Processing
Assist Buyer with Loan Process	100	Transaction Processing
Assist Buyer with Obtaining Insurance	100	Transaction Processing
Install Smoke/CO Detectors for Single and Condo	100	Transaction Processing
Schedule Smoke/CO Detector Appt. (plus permitting cost)*	100	Transaction Processing
Attend Smoke Detector Inspection*	100	Transaction Processing
6D Certificate (Notarized)*	100	Transaction Processing
Final Water Bill (Including Reading)*	100	Transaction Processing
Assist with Appraisal Preparation	100	Expertise Services
Attend Appraisal	100	Expertise Services
Appraiser Follow Up	50	Expertise Services
Coordinate Closing	50	Transaction Processing
Cleaning Service Arrangements	50	Transaction Processing
Pre-Walk Through Check*	100	Transaction Processing
Schedule and Attend Walk-through*	100	Transaction Processing
Mitigate Walk-through Issues	100	
Attend Closing	200	Expertise Services
Closing Contacts and Documents Stored Electronically	150	Transaction Processing

Seller Service Packages

The following services are offered below as packages for a cost savings, but are also able to be purchases individually.

Seller Package	Cost
Marketing and Showing Services Package	\$1800 (savings of \$175)
ePlace MLS Advantage (only available with agent support)	
Accompanied Showing Services (x5)	
Broker Open House Alert	
Broker Open House w/ Dessert	
Expert Services Package (One-Week)	\$1350 (savings of \$100)
Take Offer (price per offer)	
Negotiate Offer	
Obtain and Distribute Fully Executed Offer	
Transaction Processing Package (Condo)	\$875 (savings of \$75)
Condo Questionnaire	
Insurance Certificate	
Represent Seller at Home Inspection	
6D Certificate (Notarized)	
Schedule Smoke/CO Detector Appt. (plus permitting cost)	
Attend Smoke Detector/CO Inspection	
Pre-Walk Through Check	
Attend Walk-through	
Transaction Processing Package (Single/Multi-Family)	\$675 (savings of \$75)
Represent Seller at Home Inspection	
Schedule Smoke/CO Detector Appt. (plus permitting cost)	
Attend Smoke Detector/CO Inspection	
Final Water Bill (Including Reading)	
Pre-Walk Through Check	
Attend Walk-through	
<i>Custom Packages Available by Request</i>	<i>Contact ePlace Agent</i>



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