Premium Flat Fee Listing

Frequently Asked Questions

What is a Limited-Service Listing/Flat Fee Listing? Why It Is Not A For Sale By Owner Listing?

A limited service listing is a program where your property is listed in the Canopy Multiple Listing Service and therefore you are offering to pay a broker a commission, at closing, if they represent a buyer in the transaction. The MLS system markets and syndicates all listings to partners, brokerages, and national/international websites. Typically, an FSBO listing is where the seller markets the property on their own via a sign or individual website and may or may not offer compensation to a broker representing a buyer.

What Is A Buyers Agency Commission? Why Do I Have To Offer 2.5% Or Greater To Use The Program?

The amount, format, or rate of real estate compensation is not fixed by law but is set by each Broker individcually, in agreement with Seller(s). You, as the seller, can offer any, or no, BUYERS AGENCY COMPENSATION, when listing with REALTY DYNAMICS INC. There are complex scenarios when marketing and selling property through the Multiple Listing Service. With the changes in the BUYERS AGENCY COMPENSATION situation, you can choose to offer any compensation between, 0% to whatever.

If I Sell My Home To A Buyer That Does Not Have A Broker Representing Them In The Sale, Do I Still Owe A Buyers Agency Commission to Realty Dynamics?

No. If you sell your home to a buyer without a broker, you do not owe Realty Dynamics any commissions.

Will My Property Listing Be On Zillow, Realtor.com, Redfin, etc.?

Yes, your property listing will syndicate on 1000's of national/international websites and it will not publicly show that it is a limited-service listing. It will look no different than full-service listings online.

Other Than The Upfront Listing Fee of $350, Will I Owe Any Money To Realty Dynamics?

No, there are not hidden fees or fees paid at closing to Realty Dynamics. If Realty Dynamics represents the buyer in the sale, then my firm would be due the offered buyer agency commission as a Dual Agent.

What Is Dual Agency? Who Is The Listing Broker?

Realty Dynamics is the Listing Firm in the transaction even though you are handling all aspects of the transaction. If my firm represents the buyer in the sale, technically Realty Dynamics would represent both sides of the transaction, therefore, become a Dual Agent.

Can I Do A Coming Soon Listing?

Yes. A Coming Soon listing is basically just like a regular listing when its submitted to the MLS. Most national/ international websites show Coming Soon listings, however, a few may not. Your Coming Soon listing is a complete listing and will be viewable online, but seller agrees not to show the property until a Marketing Date. Coming Soon listings can be up to 21 days prior to the Marketing Date.

Stephen Scott | Broker/Realtor® - NC/SC

CharlotteHomeZone.com

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P.O. Box 481530, Charlotte, NC 28269 | Realty Dynamics, Inc. | 704-779-6194 | NCRealtyDynamics@gmail.com

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Can I Cancel My Listing? Do I Owe A Cancelation Fee?

You can cancel your property listing with Realty Dynamics at any time with and there are no fees due.

Can I Put My Contact Information In The Listing For Buyers To Contact Me?

No. Per the Canopy Multiple Listing rules, no contact information, either yours or mine, can be put in the public remarks. Realty Dynamics will be noted online as the listing firm.

Do I Need A Lockbox And Sign At My Property? How Do Buyers See My Property?

You are not required to have a lockbox or sign at your property; however, brokers will need to access the property for showings, and it is normal to have a lockbox with a key, at the property. We provide a Supra Lockbox that is state of the art and only accessible by the broker. Buyers or sellers cannot access the box. Any access to the lockbox can be tracked and the lockbox cannot be accessed during restricted hours.

How Do I Show The Property? How Do I Manage Appointment Requests?

Canopy Multiple Listing Service uses an appointment service called, ShowingTime. This is included in the limited-service listing at no cost. Brokers will ask to schedule a showing at a specific date and time through ShowingTime. Once the service receives the request, they reach out to you directly via text, phone, and/or email for approval. You will approve or deny showings via text, phone, or email.

Will I Be Provided The Showing Brokers Contact Information? Will I Received Feedback From The Showings?

Yes, you will receive the showing brokers contact information when you approve a showing appointment. You can access the brokers contact information in the ShowingTime app. Feedback is requested from all appointments; however, it is not required that the showing broker provide this to us. The feedback, if received, will automatically be sent to your email and not filtered by Realty Dynamics.

Can I Limit Times The Home Is Available For Showings?

Yes. Either you or I can block or limit appointment times in the ShowingTime app.

Can I Do Open Houses?

Yes, you can do as many open houses as you like and there are no fees.

Will Buyer Leads Come To Me?

No. Typically, buyers will reach out to the listing firm and depending on the situation, may or may not be passed on to the seller.

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Can I Make Changes To My Listing? Am I Charged Change Fees? Can I Update Photos and/or The Property Description? Can I Provide Marketing Material/Property Details?

Yes, you can make any changes with no additional fees. You can provide additional or new photos when applicable and any property details/marketing sheets can be added to the property listing in the MLS for brokers to access.

Who Negotiates The Contracts/Offers? Does Realty Dynamics Need To Review The Offers?

Per the limited-service listing agreement, you will manage all of the transaction details including contract negotiations, repair negotiations, and anything related to the sale. Realty Dynamics does not need to review any offers or accepted contracts; however, you are required to provide a copy of the executed agreement so that we can update the listing in the MLS.

Do I Have To Have An Attorney Review My Contract?

No. However, if you feel you need professional advice regarding any of the contracts, forms, etc. you are advised to seek professional advice.

Who Provides The State Required Property Disclosure Forms?

Realty Dynamics will provide all state required property disclosure forms for you to complete.

Am I Required To Measure My Property?

You are advised to professionally measure your property because buyers may base their offers on the size of the home and you may be legally impacted if you incorrectly state the square footage.

How Many Photos Am I Allowed To Use? Am I Required To Use Professional Photos?

You can provide up to 48 photos for use in the MLS listing and the included Virtual Tour and you are not required to use a professional photographer. It is always advised to use a professional photographer because the better your home looks online, the more likely you are to get a quicker sale at a higher price.

Can I Upload A Video To My Listing? Do I Get A Virtual Tour With My Listing?

The Canopy Multiple Listing Service does not have the ability to host a video tour of the property. A Virtual Tour is typically included in the limited-service listing at no cost; however, the seller provided photos need to meet a quality and quantity requirement.

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