

Prominent Realty Inc., Brokerage - Written Guarantee Terms

PROMINENT REALTY INC., BROKERAGE – WRITTEN GUARANTEE TERMS

Brokerage Identification:
Prominent Realty Inc., Brokerage
2338 Lakeshore Rd. W Unit A, Oakville ON L6L 1H5
Phone: 416-898-6050
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Broker of Record: Paul da Silva, Broker

1. Guaranteed Market Value Program
Definition of Market Value:
A written Comparative Market Analysis (CMA) is prepared by Prominent Realty Inc., Brokerage and reviewed with the Seller. The mutually agreed listing price range forms the “market value.”

Eligibility:
Residential freehold and condominium properties in Oakville, Burlington, Mississauga, and Toronto (excludes commercial, rural, unique, or stigmatized properties).

Conditions:

- Seller lists within the agreed CMA price range.
- Seller approves and permits implementation of the brokerage’s full marketing plan.
- Property remains available for showings and is maintained in marketable condition.
- Seller agrees to accept any offer at or above the guaranteed price.

Guarantee Payment:
If the unconditional sale price is below the agreed guaranteed price, the brokerage will pay the documented difference up to the pre-agreed cap of \$_____. The cap and guaranteed price must be set out in writing prior to listing.

2. Sold in 60 Days or \$1,000 Program
Definition of Days:
The 60-day period begins the first day the listing appears on MLS®.

Eligibility:
Same as Section 1. Excludes properties listed above \$_____, unique homes, or properties materially impacted by external factors.

Conditions:

- Seller lists within the CMA-recommended price range.
- Seller authorizes all recommended marketing actions.
- Seller does not withdraw, suspend, or materially restrict showings during the 60-day period.

Guarantee Payment:
If the property has not sold firm within 60 consecutive days, the brokerage will pay the Seller \$1,000 within 30 days of listing expiry or termination, provided conditions herein have been met.

General Notes:

- This program is optional and subject to brokerage approval.
- Full details must be agreed to in writing prior to listing.
- Nothing in these terms limits any consumer protections under TRESA or the Agreement of Purchase and Sale.