

Flat Fee Real Estate Services

Similar to real estate consultants, flat-fee real estate agents are agents who are either willing to provide full-service for a flat, fixed fee, or to reduce a full-service fee if you either participate in doing some of the work defined above, or if you will reduce the monetary financial risk to the agent by paying for some or all of the marketing costs in advance.

Additionally, many flat fee agents will offer "a-la-carte" services on a "fee-for-service" basis. This means that they may charge fixed fees for specific services rendered and are categorized under the headings of "listing services", "administrative services", and "marketing services".

Real Estate Listing Services can include:

- Presenting all offers
- Advise, consult, and negotiate benefits & risks of all offers
- Document preparation
- Transaction coordination
- Closing services
- Enter your home in the "Multiple Listing Service" (MLS)
- List your property on Realtor.com website and/or the agent's own website
- Broadcast new listing emails to agent & buyer databases
- Take property photos
- Schedule showings and notify client
- Provide sales signage
- Provide a lockbox

Real Estate Administrative Services can include:

- Comparative Market Analysis (CMA) to help set the sale price for your house
- Showing services, including showing feedback and progress reports
- Price changes and MLS information changes
- Refreshing your home's listing in the MLS
- Additional listing services — having MLS data show up in different neighborhoods

Real Estate Marketing Services can include:

- Internet marketing package:
 - o additional photos
 - o additional web site advertisements
 - o additional photos in the MLS listing
- Black & White brochures
- Color Brochures
- 24-hour information hotline
- Direct mail advertising of your home
- Magazine advertising
- Newsletter advertising
- Interior feature cards
- Virtual tour/professional photos
- Newspaper advertising
- Open houses
- Directional signs

At Barrett Associates in Denver, we offer an "a-la-carte" menu of "Flat-Fee" real estate services.