



## Listing Property for Sale \*

\* Available for Selected properties only



Term of the agreement: \_\_\_\_\_ months - Commission: \_\_\_\_\_ % of the selling price if we find a buyer.

### Open Listing:

- ✓ **NON Exclusive.** The seller retains the right to employ as many agents as brokers.
- ✓ **Due Diligence.** Legal Analysis of the Property Registry.
- ✓ **Internet.** Fully bilingual property information in [www.chirripobienesraices.com](http://www.chirripobienesraices.com), [www.chirriporealty.com](http://www.chirriporealty.com), [www.terracostarica.com](http://www.terracostarica.com), [www.lcostaricarealty.com](http://www.lcostaricarealty.com), [www.brcostarica.com](http://www.brcostarica.com), [www.costarica-rentals.com](http://www.costarica-rentals.com)
- ✓ **Showings.** We will give free transportation to all interested qualified prospects to see the property.
- ✓ **Full Marketing Report.** Number of calls, emails, source of contacts and name of customers.
- ✓ **More...** Ads in magazines, property sign, buyer's and seller's advisors.

### Hire us as the EXCLUSIVE AGENCY and you'll also get:

- ✓ **Own advertising.** We advertise the Property thru magazines and more from our own editors.
- ✓ **MLS – International - Internet 2.** Several international MLS services to promote the property.
- ✓ **MLS - CCCBR.** Property info spread among 1000 agencies in the Costa Rican Chamber of Realtors MLS.
- ✓ **MLS - Tierra Max.** Property info shown in hundreds of websites from agents' part of Tierra Max MLS.
- ✓ **Social Media.** Property advertising on Twitter, Facebook and Blogger.
- ✓ **More Restrictions Apply.** There is 1% compensation commission for the Agent if the owner finds a direct buyer.
  
- ✓ **Property Inspection\*.** Including
  - Digital pictures, video and confirmation of the Info provided.
  - **Property Sign.** Modern 'For Sale' sign placed at the property.
  - **GPS Location.** Geo location of the property in the GPS system to be used in Google Maps®.

Registration Fee (first time only): \_\_\_\_\_

Cost of property inspection: \_\_\_\_\_

## Listing Property Requirements

- 2 Copies of the survey plan (1 original size and 1 reduction to letter or legal size)
- Copy of the owner's or legal representative ID document.
  
- Personería Jurídica / Certificación Literal de la Sociedad (Registro Nacional)
- Certification of the Power of Attorney (Registro Nacional)
- Copy of the mother Property survey (if property to sell has to be subdivided from a bigger one)
- Text for Encumbrances, easements, mortgages and others (Registro Nacional)
- Ground Use certification from the local government

Notes: The owner or rep must deliver all the proper documents or pay a \$10 USD fee for each one to cover stamps and messenger expenses. The cost of the Inspection depends on location of the property.