



ERA Seller Security Plan

Guaranteed sale, guaranteed price.

When you accept an offer from ERA Franchise Systems, Inc., the Sellers Security® Plan assures you that ERA Franchise Systems, Inc. will buy your current house if it doesn't sell within 180 days from the application date. ERA Franchise Systems, Inc. guarantees the purchase price offer, so you'll know in advance the minimum you can expect from the sale of your house. You'll also have plenty of time to see if any other buyer is willing to pay more.

You get the profit, ERA Franchise Systems, Inc. covers any loss.

Almost always, you will receive more than the price guaranteed by the agreement. If ERA Franchise Systems, Inc. ends up purchasing your house and then resells it for more than we have in it (including holding and closing expenses), the net profits are returned to you. But if ERA Franchise Systems Inc. sells it for less, you don't take the loss, ERA Franchise Systems, Inc. does.

ERA Mortgage Equity Advance Option can even help with your down payment.

The ERA Mortgage Equity Advance Option allows qualified buyers to borrow against equity. You may use up to \$500,000 of your available equity from the ERA® offer to purchase and close on your new home financed through ERA Mortgage. So if the down payment on your new home is contingent on the proceeds from your old one, the ERA Mortgage Equity Advance Option has you covered. For more details, e-mail us for more information.

Increased Buying Power.

The ERA® offer eliminates the uncertainty of contingency offers giving you the flexibility to move when you want. You are in a better negotiating position than other buyers who may still have to sell a home.

Sellers Security Plan qualification.

Your house must be a single-family primary residence. Houses must have an average appraised value of at least \$50,000 and not more than \$750,000. Mobile homes, co-ops, or multi-family homes are not eligible for the plan. Properties that have an abandoned storage tank on site are also not eligible.



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