



# Article Side

Working of a Flat Fee Realtor by [Jim Sone](#)

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Traditionally real estate professionals receive monetary compensation through commission payments. The idea is that by paying your flat fee realtor a commission it will boost the level of determination in the realtor to secure the highest possible price when selling your property. An Alabama Flat Fee Realtor provides many services when it comes to selling a home. The biggest advantage is that the flat fee realtor has access to and can list your home for sale on the "mls listing" or multiple listing service. Alabama MLS Listing is a database that all Alabama Flat Fee Realtors have access to when assisting clients on purchasing a new home and where most sales in the real estate market come from.

Other things the flat fee realtor do range from advertising your home for sale, open houses, handling questions and showing the property to potential purchasers, negotiating for the best sale price and terms for your home and seeing the contract to completion of escrow.

The real estate market is evolving from this "one commission fits all" model or way of thinking. Aided by technology the real estate market is bringing the buyers and sellers closer together. More and more information concerning real estate sales is becoming readily available to the public. Because of these changes many individuals when deciding to list on MLS the home for sale may not want to pay for all the typical services that the traditional real estate agent has to offer. For example some people might want to do their own advertising or negotiation or feel that they do not need help in managing all of the contracts and paperwork.

Some advantages to flat fee or "a la carte" MLS Listing service as the industry affectionally calls itself are:

- 1) The ability to offer your home for sale by owner at the same time as the realtor is trying to sell it.
- 2) Being able to cancel the listing agreement at any time with the Arkansas Flat Fee Realtor without having any further stipulations as to what you can and cannot do without having to compensate the realtor.

Some disadvantages of a flat fee List On MLS service are:

- 1) In most cases the seller must make his own arrangements with the title company or a lawyer to transfer the property.
- 2) The Arkansas Flat Fee Realtor may not include the negotiation of the contract in his services and thus may need to be performed by the seller.
- 3) The seller might need to seek legal and tax advice on certain issues especially when negotiating the sale himself.

Either way whatever you might decide when selling your home there are many things to consider. Some of the things mentioned here can vary from state to state as well as the meaning of flat fee realtors and will have different expectations depending on where your home is located. Be clear with the Arizona Flat Fee Realtor what you can expect from him. Make a list of things that will need to be addressed in the selling of your home and consider if you would like to handle any of them yourself. If you want the flat fee realtor to handle everything and still want to pay by a flat fee ask if there are any programs like that available in your area. The real estate market is evolving all the time and new

and improved ways of conducting sale and purchases are being introduced all the time. Always remember don't be pressured. There are plenty of agents and brokers out there. So be selective, ask questions about MLS Listing and choose the best List On MLS solution that works best for you.

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Jim Shawn is a shrewd consumer who writes about personal finance and real estate topics like: a [Flat Fee Realtor](#), Alabama Flat Fee Realtor, a [MLS Listing](#), Alabama MLS Listing, List On MLS, a [For Sale By Owner](#), Arkansas Flat Fee Realtor, Arizona Flat Fee Realtor.

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