There are selling agents and there are buying agents in the past.

selling agents would post how much commission they will give to the buying agent on the multiple listing service.

Next month they are not going to be able to do that and are going to be getting lots of calls from buying agents asking them what the commission offer is so what we want to do is create a site where selling agents could post their properties along with the commission offered to buying agents.

Buying agents would come to the site for free to look for the property or the realtor's name and see what the commission offer is.

Selling agents would subscribe to the service at a $5 a month fee to be able to input their listings into the system.

Buying agents would not have to pay they just go register and can search for agents and properties and what the commission offer is.

Input property

Input Bio

Search for agent and show bio and properties

Search for property

One minor change.

When searching for a property and they find or an agent.

You can show agent bio but to display commission offered on property they click on a button like this with this text

To See commission offered we must enter into a Sales Agreement.

This agreement does not lock you into a sale just an agreement if your customer purchases property the Seller offers what percentage of sale.

“Enter into Sales Agreeement to see Seller Commission Offer – One Click”

Then I will send you a short agreement they have to sign and agree then you show.

Front page

Title and registration.

Have some text in beginning like this

Buying Agents

Want to know what commission is being offered?

Selling Agent

Want to not handle all those calls on buyer commission questions.

This is the simple solution for both of you.

Buying agents

Register and once approved you will be able to search for properties and agents to see what Commision is being offered or is the norm for Listing Agent.

Free to use

Selling Agent

5 properties free and put in your bio for free.

Buying agents can look at your bio for your info and standard commission you tend to offer.

You can also put in specific properties and what commission structure is offered.

Buying agents can send comments and feedback through the platform.

You also get a QR code and Link that you can put on your email signature to allow Buying agents to quickly search your properties and bio.

When they register and login they should get a welcome email. I need to be able to edit that html welcome email so I can add stuff t it later

Once in they should have

Manage My properties

Input address

Buyer Agent Percentage Offer (this is a %)

Comment box that buying agents can see about this property (optional)

Search for Property

Search for inputtted properteis and would show listing agent name and company along with their bio and

Buyer agent percentage and comments for that property

Search for an Agent

Search and show agent bio / picture/ company info

When someone clicks on a property or an agent

That selling agent should get an email that someone just looked at their property info

Summary every day Not each time they click

If they input more than 5 properties. They have to sign up for monthly program of $5 per month

They can delete properties but even if they delete it still counts as one of the 5. Do not want people cheating the system

When discussing business in the United States, the terms "properties" and "commissions" are often associated with real estate. Here's an overview of each term in that context:

### Properties

In a real property context, properties refer to pieces of real estate, which can include:

- \*\*Residential Properties\*\*: These are living spaces such as single-family homes, condominiums, apartments, townhouses, etc.

- \*\*Commercial Properties\*\*: These include office buildings, retail spaces, warehouses, and industrial buildings used for business purposes.

- \*\*Land\*\*: This category includes undeveloped land, farmland, lots, and sometimes parcels that are being developed or are planned for future development.

Properties have various attributes, such as:

- Location

- Size (square footage or acreage)

- Type of construction

- Number of rooms (for residential) or units/offices (for commercial)

- Amenities and features

- Year built and condition

- Zoning regulations

- Market value and potential for appreciation

### Commissions

In the context of real estate, commissions refer to the fee paid to agents or brokers for their services in facilitating a transaction, usually the buying, selling, or leasing of a property. This is how most real estate professionals earn their income. Commission details typically include:

- \*\*Rate\*\*: The commission rate is often a percentage of the property’s sale price. Residential real estate commissions in the U.S. commonly range from 4% to 6%, though this can vary.

- \*\*Split\*\*: If multiple agents or brokers are involved (e.g., one representing the seller and another representing the buyer), the commission is usually split between them based on a prearranged agreement.

- \*\*Terms of Payment\*\*: The commission is normally paid at the closing of the transaction by deducting it from the seller's proceeds. In some rental situations, the landlord pays the commission based on the first year's rent or a flat fee.

- \*\*Negotiability\*\*: While commissions are customary, they are not mandated by law and can sometimes be negotiated depending on the situation and local market conditions.

It's important to note that commissions and other fees can also exist in other types of businesses in the U.S., varying greatly depending on the industry, the nature of the goods or services provided, and the terms of the specific contract or business relationship. Examples include financial services, insurance, sales, marketing, and more. Always consult with a professional advisor or legal counsel for specifics related to your situation.