

Payment flow: How we get paid

1. Seller selects an agent
2. Agent and seller meet, sign the contract, put the home on market, closing takes place
3. In our agents dashboard page We will show the list sellers (and buyers) Who selected him and their details including their home address, phone number, name etc.
4. We will post a field next to each seller called as "closing date" it is a editable calendar field with a comment. The agent is asked to enter this field but it is optional.
5. From time to time we will check the public records like padctn.org for the sales details. If the home got sold it will be recorded in the site (each county will have their own sales Recording site. We will go through all of them To find if the home got sold for the seller)
6. We will collect seller's name, exact home address, sale date, sale amount etc from these public sites and posted in the admin console
7. From the admin panel we should be able to see which seller has selected which agent. There we will post these above sale details.
8. Once these details are posted into the agents dashboard the "payment button" appears in the agents dashboard page right next to the seller. That way this particular agent needs to pay for allowing the site to be selected by this particular seller.
9. This agent already got paid on the closing date. He needs to pay us for allowing him to use our site.
10. We can consolidate all the payments into 1 invoice (like click here to pay all). This one invoice will have all the payment details listed for all the sales, buying that these agent has helped (fo which he already got paid).
11. The invoice will list each seller, sale details, our payment value like a little typical shopping receipt. At the bottom is a payment button. He can pay using credit card and such
12. After posting these sale details every 5 days He will be reminded to make a payment by using a popup
13. After 30 days if he doesn't pay he should be notified to the admin about the non payment
14. The admin at his discretion can disable this agents account.

We will have a payment calculation page Like

Our payment will be 10% of 3% (sales price).

Sales price range

0 - 100k

100k - 250k

250k - 500k

500k - 750k

750k - 1M

1M - 1.5M

1.5M - 3M

And so on

The agent can check this any time. This page is not visible to buyers or sellers

In the terms and conditions that we will sign with the agent we will show this calculation so he can understand what he will be paying.

Page design requirements for agents:

- Agent will have a 1 unpaid line in his profile page
- Clicking this link will open all the above details
- In the above details page will have a payment option to pay each individual item or all in full
- Agents should be able to see what they paid, what is pending and their details

Page design requirements for admin panel:

- See which seller selected which agent
- For the above selection enter sale details simple form
- Once this form is saved it appears as an invoice in agents profile
- Once this form is saved a reminder is displayed every 5 days in agents dashboard to make pending payments