FSBO Listing Options

The Haynes Group | powered by Fathom Realty

haynesgroupusa.com/fsbo
(903) 306-3919 · Texarkana, AR

Selling on your own? Pick the help you want: 1.875%, around 4%, 8%, or build your own.

Use our free FSBO Resource Center at haynesgroupusa.com/fsbo for places to list, pricing tools, official forms, and safety tips. When you want a hand, pick the level of help that fits your home and your timeline.

Listing fees are negotiable and set by agreement with The Haynes Group, powered by Fathom Realty. Fees typically range from 1.875% (minimum $1,875) to 8% based on the complexity of your sale. Real estate commissions and fees are not set by law and are fully negotiable. Any compensation offered to a buyer's agent is a separate decision you make, and it is negotiable too.

Essentials
1.875% (minimum $1,875)

- ✓ Added to our active inventory search and shared with our buyer network
- ✓ Help scheduling showings (you show the home; showings not included)
- ✓ Professional photos, taken and listed
- ✓ Contract-to-close paperwork help through the brokerage

Full Service
Around 4% · our standard

- ✓ Everything in Essentials, plus:
- ✓ Full listing photos and professional renderings
- ✓ Full MLS listing
- ✓ We coordinate showings and everyone involved in the sale
- ✓ Start-to-finish management, so you don't have to lift a finger
- ✓ Ask about financing incentives from our lending partners*

Premier
8% · includes buyer's agent compensation

- ✓ Everything in Full Service, plus:
- ✓ Extra time and attention for a complex property or sensitive situation
- ✓ Includes compensation offered to the buyer's agent**

Build Your Own (a la carte)
Custom quote

Pick any mix of services and we'll quote it for you:

- ☐ Inventory search & buyer network
- ☐ Pricing guidance
- ☐ Help scheduling showings
- ☐ Showings coordinated for you
- ☐ Professional photos
- ☐ Photos & professional renderings
- ☐ Full MLS listing
- ☐ Contract-to-close paperwork help
- ☐ Coordinating all parties
- ☐ Start-to-finish management
- ☐ Complex / sensitive-situation attention
- ☐ Buyer's agent compensation
- ☐ Financing-incentive info
- ☐ Clean-up
- ☐ Construction touch-ups / repairs (H & H Property Management and Consulting LLC)
- ☐ Staging advice
- ☐ Full-team consultation: real estate + mortgage + construction

Every fee is negotiable. We also build a la carte packages to fit your needs and help maximize your return. Most sellers choose a package between 6% and 7%, depending on how they want their home listed and the services they choose. Your fee is set by written agreement.

* Ask about financing incentives available through our lending partners. Programs subject to credit approval and availability; not a commitment to lend. ** Buyer's agent compensation is negotiable and not required. You decide whether to offer it and how much. Professional renderings are labeled as renderings in any listing.

Peace of mind

Protected paperwork. Your transaction is handled through a licensed brokerage that carries errors & omissions insurance. Insurance has limits and does not cover every situation; we'll explain what the brokerage does and doesn't handle before you sign.

Financing for your buyers. Buyers of homes we list may ask Stephan Haynes (NMLS #1610616), Team USA Mortgage LLC (NMLS #9908), about available financing programs. Not a commitment to lend; subject to credit approval. Buyers are always free to choose any lender.

Next steps

1. Pick a package at haynesgroupusa.com/fsbo, or book a free 15-minute FSBO consult (choose "Real Estate Consultation") or call (903) 306-3919.
2. Tell us about your home and the services you want. Not sure? Ask for a consultation with our whole team: real estate, mortgage, and construction.
3. Get a written listing agreement with your negotiated fee before any work begins.

Before you list: a quick FSBO checklist

- ☐ Check your home's estimated value with a few tools, then compare recent nearby sales.
- ☐ Look up your property and flood-zone records (links in the Resource Center).
- ☐ Gather your seller's disclosure (Texas) and, for most homes built before 1978, the federal lead-based paint disclosure.
- ☐ Get bright, professional-quality photos and a short walkthrough video.
- ☐ Write an honest, fair-housing-friendly description. Describe the home, not the kind of buyer you want.
- ☐ Read each listing site's rules and terms of use before you post.
- ☐ Plan safe showings: confirm appointments, have someone with you, and lock away valuables.
- ☐ Never wire money based on an email or text alone. Call a trusted number to confirm instructions.
- ☐ Talk with a real estate attorney or tax professional about legal or tax questions.

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