

# SAFECLOSE™ HELPS SELL YOUR HOME FASTER, FOR A HIGHER PRICE AND WITH LESS HASSLE

RealProperty and SafeClose™ provide an exclusive and unique bundle of closing and insurance services that can help sell homes faster, for higher prices and protect you against unforeseen closing delays.

RealProperty provides unmatched Home Closing services and a completely transparent, convenient and a stress free experience from start to finish.

SafeClose™ provides unique insurance coverage that protects the insured against almost any inevitable problem that can occur during a real estate transaction closing.

Canadian Home Shield SafeClose™ Home Systems Warranty and Home Closing Insurance\* are offered through a Registered Insurance Broker: Martin Merry & Reid Limited

SafeClose™ Home Systems 6 Months Coverage insures against the high cost of repairs due to unexpected breakdowns. This coverage is transferable to the home buyer at closing for the balance of the term and may be Renewed or Extended.

SafeClose™ Home Closing Insurance\* provides coverage for irrecoverable extra costs resulting from unforeseen delays or failures in your home closing. To qualify, confirmation of representation and closing documents must be received by RPTC within 20 days of firm date.

A "Sign Rider" can be displayed on the For Sale sign and a description of the coverage can be added to MLS Listings, Feature Sheets and Classified Ads to attract more Buyers.

Unique Value Added Services we provide, include Complete FixedCost™ Written Quotations, our RealTrac™ state-of-the Art File Tracking Data System which is key to completing and closing transactions on time, Lawyer's Reviews of Agreements and Status Certificates and much more

**EXCLUSIVE  
OFFER  
6 MONTHS  
SAFECLOSE™  
WARRANTY**  
Home  
Systems  
Coverage

**PLUS  
Home Closing  
Insurance  
Included**

**VIP SAFECLOSE™ HOMESSELLER'S Closing Package**

**\$35,000\*\* in Total Protection Coverage Also**

Includes:

- Lawyer's Fee & Disbursements
- SafeClose™ Breakdown Warranty 6 months Coverage for Home Systems
- SafeClose™ Home Closing Insurance\*
- R-Close™ Remote Video Conference Home Signing Service

**\$995 Plus:**

- Reg'n, of Mortgage Discharge
- Courier Charges
- Conveyancer Charges
- Levies and Taxes



Suzanne P. Ford  
President

**RealProperty's Complimentary SafeClose™ Bundle protects against irrecoverable extra costs resulting from Breakdowns to Home Systems and Appliances and unforeseen Closing Delays or Failed Transactions.**

**For a No Obligation Written Quotation and No Surprises  
CALL 1-877-219-9618 x331**

**Price Match Policy†: RealProperty Transaction Centres will match any competitors comparable total closing package written quotation for services.**

\*Refer to policy wording for terms, conditions, limitations and exclusions. \*\*Total limits for all coverages added together. For individual coverage limits, refer to policy. Canadian Home Shield SafeClose™ is a Trademark and Brand Name used by Permission and Licenced to Martin Merry and Reid Limited. SafeClose™ is Underwritten by The Sovereign General Insurance Company. †Price match policy is offered by RealProperty Transaction Centres.

DISCLAIMER: No Legal Advice Provided

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Telephone: 905-454-5411 x331  
Toll Free: 1-877-219-9618 x331  
[www.realproperty.ca](http://www.realproperty.ca)

**Home Closings, Made SAFER & EASIER**

MLS is a Registered Trademark of CREA.

# Sample Quotations

## GUARANTEE YOUR CLOSING COSTS\*

### HOME SALE CLOSING COSTS:

#### Includes The SafeClose™ Home Systems Warranty Plus Home Closing Insurance.\*\*

The following is a breakdown of the expected closing costs for your transaction. Additional charges may apply if it becomes necessary to deal with matters which are not usual to a standard transaction:

SafeClose™ Closing Package	\$ 995.00	(Includes legal fee, telephone calls, faxes, preparation of all documents and 1 mortgage discharge plus 6 Months SafeClose™ Home Systems Warranty + Home Closing Insurance)
Electronic Conveyance Software	\$ 204.00	
Law Society Levy	\$ 65.00	
Couriers	\$ 75.00	
HST	\$ 174.07	
Registration of MTGE Discharge	\$ 80.00	(include tax) *reimbursable if the bank registers within 90 Days from closing*
<b>TOTAL</b>	<b>\$ 1,593.07 (\$1,513.07 with refund)</b>	_____ Initial to confirm your quote

To qualify for home closing insurance we must have a firm & binding agreement & signed retainer within 20 days of a firm contract.

### HOME PURCHASE CLOSING COSTS:

#### Includes The SafeClose™ Home Systems & Appliance Plus Home Closing Insurance.\*\*

The following is a breakdown of the expected closing costs for your transaction. Additional charges may apply if it becomes necessary to deal with matters which are not usual to a standard transaction:

SafeClose Closing Package	\$ 1,195.00	(Includes legal fee, telephone calls, faxes, preparation of all documents and 1 mortgage plus 6 Months SafeClose™ Home Systems + Appliance Warranty + Home Closing Insurance)
LTT Compliance	\$ 75.00	
Electronic Conveyance Software	\$ 204.00	
Couriers	\$ 75.00	
HST	\$ 201.37	
Title Insurance Premium	\$ 432.00	(include tax) (Purchase upto \$500,000 includes EC fee)
Registration of Mortgage	\$ 80.00	(include tax)
Registration of Deed	\$ 80.00	(include tax)
<b>TOTAL</b>	<b>\$ 2,342.37</b>	_____ Initial to confirm your quote (Does not include Land Transfer Tax)

### REALPROPERTY HAS ALWAYS BEEN FIRST!

- **FIRST**, TO INCLUDE SAFECLOSE HOME SYSTEMS + APPLIANCE BREAKDOWN PLUS HOME CLOSING DELAY INSURANCE
- **FIRST**, TO PROVIDE EVERY CLIENT WITH A COMPLETE WRITTEN QUOTATION FOR SERVICES
- **FIRST**, TO PROVIDE **NO COST** LAWYER'S REVIEWS OF AGREEMENTS AND STATUS CERTIFICATE
- **FIRST**, TO OFFER CLIENTS AFTER HOURS, WEEKEND, IN-HOME AND REMOTE SIGNING APPOINTMENTS
- **FIRST**, TO PROVIDE CLIENTS DIRECT DEPOSITS OF SALE PROCEEDS
- **FIRST**, IN INNOVATION AND CLIENT SATISFACTION
- **FIRST**, TO INCLUDE HOME WARRANTY AND INSURANCE SERVICES THAT GIVE CLIENTS PEACE OF MIND

### FIRST IN REALTOR BENEFITS

- **FIRST**, TO COURIER AND /OR DIRECT DEPOSIT COMMISSION CHEQUES
- **FIRST**, TO OFFER REALTORS **NO COST** SEMINARS, LEGAL UPDATES AND LAWYER'S HELP
- **FIRST**, TO KEEP REALTORS IN THE LOOP AND ACT TO PROTECT ALL PARTIES

**Price Match Policy†: RealProperty Transaction Centres will match any competitors total closing cost written quotation for services. Plus, we will include our R-Close™ Remote Video Conference Home Signing Service, at no additional cost.**

# Home Sellers - Now You Can Attract More Buyers! Sell Your Home Faster And For A Higher Price By Offering Potential Buyers Home Systems Breakdown Insurance.

Canadian home sellers can benefit from similar home protection services that Americans have used successfully for over 50 years. **Home Systems Breakdown Warranty** can make a resale home more attractive to buyers. Pre-Owned car dealers discovered over 60 years ago that sales increased dramatically when vehicles were protected by a warranty - statistics show the same is true for resale homes.

- **Gallup** has found that most home buyers would prefer to buy a home protected by Home Systems breakdown Warranty
- The **National Home Warranty Association** claims Home Systems protected homes sell much faster
- **Business Week** has stated Home Systems protected homes sell for more than non-protected homes



At **Martin Merry & Reid Limited a Registered Insurance Broker**, we offer what we believe is the best service and protection available to help you sell your home:

- **Canadian Home Shield SafeClose™ Home Systems & Appliance Breakdown Warranty\***, provides protection for 1 year from the high cost of repairs due to unexpected breakdowns to home systems, commencing 30 days after firm sale or closing date. This coverage is transferable to the home buyers at closing.
- A home systems breakdown insurance "sign rider" can be displayed on the for sale sign and the same can be added to MLS® listings, feature sheets and in classified ads to attract more buyers.

Best of all, providing this coverage lets potential buyers know the home you are selling is protected, creating Peace of Mind, confidence and security. It provides you with a competitive edge that no FSBO or reduced commission provider can match.

## **CHS SafeClose™ Home Systems Breakdown Warranty\*** **1 Yr. Premium Coverage up to \$10,000\*\* Total Protection**

### **Covered HomeSystems:**

- Central Heating System/Built-in Wall Unit • Ductwork • Central Air Conditioning/Heat Pump
- Interior Plumbing • Interior Electrical • Owned Water Heater



**Protect Your  
Investment, Attract  
More Buyers,  
Sell Faster for a  
Higher Price!**

**"Building Protection Around You"**

\*Refer to policy wording for terms, conditions, limitations and exclusions. \*\*For individual coverages limits, refer to policy. Canadian Home Shield SafeClose™ is a Trademark and Brand Name used by Permission and Licenced to Martin Merry & Reid Limited Insurance Brokers. SafeClose™ is Underwritten by The Sovereign General Insurance Company. Realtor® and MLS® are Trademarks of CREA. Policy holder must pay a service call charge of \$75 for each breakdown on each covered eligible home system or appliance.

For Information Call James Vlachos, Insurance Broker  
Martin Merry & Reid Limited Insurance Brokers  
1-888-781-5411 or 905-781-5411 Direct

[www.canadianhomeshield.com](http://www.canadianhomeshield.com)

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# What Would You Do If Your Home Closing Was Delayed Or Fell Through At The Last Minute?

This can happen and may cost Home Buyers or Sellers thousands of dollars in unexpected expenses. Unfortunately, the only recourse for most people is to get involved in costly litigation with no certainty they would recover their additional costs.

**Martin Merry & Reid Limited a Registered Insurance Broker**, now provides you with a safer dependable solution. **Canadian Home Shield SafeClose™ Home Closing Insurance\***, provides you with coverage for irrecoverable extra costs resulting from unforeseen delays or failures in your home closing. As a client of **RealProperty®** under this program, you will be provided with up to \$25,000 in coverage for up to 180 days from the original closing date. To qualify for coverage, client's confirmation of representation and complete copy of agreement must be received by **RealProperty®** within 20 days of the firm date of the transaction.



Below are some examples of extra costs which may arise:\*

• **Legal Fees • Moving and Storage • Temporary Accommodations • Living Expenses • Bank Charges and Interest • Mortgage and Interest Payments**

Home Sellers are especially vulnerable when buyers are unable to close. There are many ongoing extra costs to maintain a home that has failed to close, that can come into play when you have already purchased another home:

• **Gas • Hydro • Taxes • Insurance • Interest on Bridge/Blanket Mortgages**

Best of all, by arranging to provide this coverage **RealProperty®** is giving you the protection, peace of mind, confidence and security you need when buying or selling a home.

## CHS SafeClose™ Home Closing Insurance

Up to \$25,000 Total Protection Coverage for up to 180 days from the original day of closing.



**Protect yourself  
and your family  
from uncertainty,  
and extra  
unforeseen costs.**



**"Building Protection Around You"**

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For Information Call James Vlachos, Insurance Broker  
Martin Merry and Reid Limited  
**1-888-781-5411 or 905-781-5411 Direct**

**www.canadianhomeshield.com**

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