

JANUARY 2008

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Don't pay high commissions!

SELL FASTER, SAVE THOUSANDS!

**EASY
ONLINE
ORDERING**

HOMES FOR RENT OR LEASE

page 3

Straight FSBOs.

Pay No Commission. EVER.

FOR HOME SELLERS

Our powerful "All-Inclusive" FSBO marketing packages (see packages on page 7) are the first choice for our customers. We strongly recommend these packages as your first choice. Sell faster because you can be more competitively priced and buyers always shop FSBO first. "All-Inclusive" marketing packages start at just \$395 includes everything: non-stop FSBO magazine color photo, EXPOSURE on 5 POWERFUL internet sites including MidSouthFSBO.com (The Mid-South's #1 FSBO site), Yahoo, Google, Oodle.com & ByOwnerMLS.com, an attorney-prepared contract, photo flyers, pricing help, signage, paperwork assistance & much more!

Our unique FSBO sales program allows YOU to not only match, but to significantly OUTPERFORM any agent's best marketing effort. YOU'RE IN CONTROL, YOU call the shots, and YOU keep your hard-earned equity. Why pay commission?

FOR HOME BUYERS

We give you access to the BEST REAL ESTATE DEALS in the mid-South. The homes advertised here can have better pricing than any Realtor®-listed property because there is no commission to inflate the price or reduce the sellers negotiating power. Listings are updated daily online and each month in our popular magazine. It is easy to shop FSBO properties, simply find the home you are interested in, call the owner directly and make an appointment to see the property.

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SAVE THOUSANDS!**

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1 month: \$80

3 months: \$199

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4500 ROYAL VIEW DR, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

\$2,400/mo.

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BENTON, AR • 2BR • 1BA • 4,000sf



10TS

4500 ROYAL VIEW DR, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

\$650/mo.

(901) 123-4567

TUPELO, MS • 3BR • 3BA • 4,000sf



10TS

4500 ROYAL VIEW DR, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

\$2,400/mo

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MEMPHIS, TN • 3BR • 3BA • 4,000sf



10TS

3800 OTTER DR, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

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BENTON, AR • 2BR • 1BA • 4,000sf



10TS

3800 OTTER DR, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

\$1,200/mo.

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TUPELO, MS • 3BR • 3BA • 4,000sf



10TS

3800 OTTER DR, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

\$900/mo.

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MEMPHIS, TN • 3BR • 3BA • 4,000sf



10TS

1500 SOUTH AVE, 3 BR, 2.5 BA, ranch style, 2 story with basement, side entry 2-car garage, dbl vanity in MBA, acre lot, renov kitchen, lots of closets, large corner lot, fenced yard, acre lot, renov kitchen, lots of closets, large corner lot, fenced yd, acre lot, renov kitchen. [Virtual tour at midsouthfsbo.com/1234](http://midsouthfsbo.com/1234).

\$2,400/mo.

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BENTON, AR • 2BR • 1BA • 4,000sf



10TS

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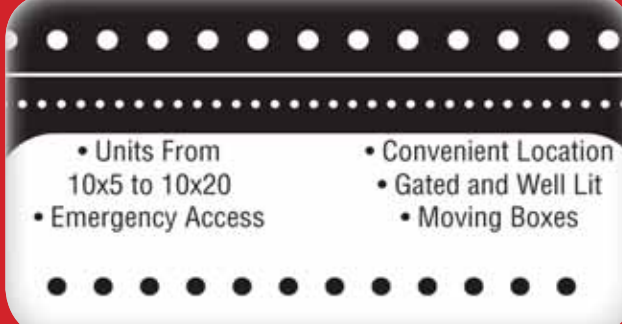
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**We put you
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We show it
& we sell it.**

No prior purchase required. Popular options for folks moving out of town, or do not want to or cannot show their own property. We show it, sell it and close it. We handle paperwork & closing for you. Now you have color magazine, Internet sites, realtor.com & MLS exposure. Why pat the "big boys" 6% or 7%? Pay just 2% at closing. Buyer agent fee extra.

1%

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You show it
& you sell it.**

Once you've purchased any "all-inclusive" marketing package, you can add this 1% MLS option at anytime, just give us a call. You remain FSBO, you show the property. We handle the paperwork for you. Now you have color magazine, Internet sites, realtor.com & MLS exposure. This option is ideal for our corporate transfer customers!

**MOST
POPULAR!**

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**Straight FSBO
Pay NO Commission, EVER.**

Our powerful "All-inclusive" FSBO marketing packages (See packages on the next page) are the first choice for over 95% of our successful customers. We strongly recommend these packages as your first choice. Sell faster because you can be more competitively priced and buyers always shop FSBOs first. "All-inclusive" marketing packages start at just \$395 and includes everything: Non-stop FSBO magazine color photo, EXPOSURE on over a dozen POWERFUL Internet sites including midsouthfsbo.com, Yahoo!, Google, and byowner.com, an attorney-prepared contract, photo flyers, seminar, paperwork, signage, non-stop assistance, huge savings on your closing costs & more!

NOTICE: Some restrictions, laws and rules apply to all MLS listed properties. Call for details. Don't be misled or fooled into cheap local or Internet discount MLS listings with no support, no exposure or no integrity. Most have ulterior motives, minimal customer support and hidden fees. Our concern is strictly the fast sale of your property.

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High exposure to buyers on multiple Web sites. Internet sign-up only.

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- One color photo
- 100 word description
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- FREE listing on Google Base
- FREE listing on Oodle
- FREE online photo-flyers
- SAVE \$100-300 on title insurance
- Direct Web address
- Detail traffic (hit) reporting
- Be online selling in just minutes!

Order online at www.midsouthfsbo.com

**MILLIONS OF
INTERNET BUYERS!**

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5 color photos, more words! High exposure on multiple Web sites. Internet sign-up only.

- 6 month listing
- 5 color photos
- 200 word description
- Complete Contract Package
- 3 Sign Complete Sign Package
- MidSouthFSBO.com listing
- FREE listing on Yahoo! real estate
- FREE listing on Google Base
- FREE listing on Oodle
- FREE online photo-flyers
- SAVE \$100-300 on title insurance
- Direct Web address
- Detail traffic (hit) reporting
- Be online selling in just minutes!

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midsouthfsbo.com**

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- FREE listing on Google Base
- FREE listing on Oodle
- FREE online photo-flyers
- SAVE \$100-300 on title insurance
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1. Attorney-Prepared Sales Contract! Much better than an agent! \$250 VALUE!
2. Non-Stop Assistance during your entire selling period until you go to closing & get paid. NO RISK!
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4. Our popular magazine are distributed in the greater Mid-South area (200+ locations).
5. Exposure to over 20,000 monthly magazine readers.
6. Exposure to thousands monthly buyers on our high traffic local site, MidSouthFSBO.com.
7. Your Home on Yahoo! Real Estate FREE!
8. Your Home on Google Real Estate FREE!
9. Your Home on ByOwnerMLS.com FREE!
10. Your Home on Oodle.com FREE, and all major search engines!
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16. Info Pak for your Home Photo Flyers!
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*Ad listings in MidSouth For Sale By Owner magazine run until 1 of 4 events occurs: The sale of the property, the property is taken off the market, the property is listed with another real estate agent or broker, or 12 months maximum on our standard package, all other packages run for a maximum 6 months (most will sell within 4 months).



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