

# NEWSLETTER#14

**IT'S ONLY BEEN A FEW WEEKS SINCE THE LAST NEWSLETTER BUT I FELT THE INFORMATION HERE IS SO IMPORTANT THAT YOU SHOULD BE MADE AWARE OF THIS NOW. I'VE HAD SEVERAL LOT OWNERS CALL ME TO ASK IF I KNEW ANYTHING ABOUT THIS COMPANY OR EITHER OF THE MEN WHOSE NAMES APPEAR ON THE ENCLOSED PAPERS. LAST SATURDAY THE 22<sup>ND</sup> I GOT THESE COPIES IN THE MAIL AND THIS MORNING THE 24<sup>TH</sup> I CALLED 407-245-0825 IN ORLANDO. I TALKED TO THE FLORIDA REAL ESTATE COMMISSION AND THE FLORIDA DEPT. OF PROFESSIONAL REGULATION TO INQUIRE ABOUT THESE MEN AND THE COMPANY CALLED FLORIDA REAL ESTATE CONNECTION. THE COMPANY OR THE MEN WERE NOT REGISTERED IN THE STATE OF FLORIDA AND NOTHING IN THE PRINTED MATERIAL HAS AN ADDRESS. THERE IS AN 800-335-0920 NUMBER BUT THEY WILL NOT GIVE ANY INFORMATION ABOUT WHERE THEY ARE LOCATED.**

**I AM NOT ADVISING YOU WHAT YOU SHOULD DO IF YOU ARE CONTACTED BY THESE PEOPLE BUT I FELT YOU SHOULD HAVE THE INFORMATION TO MAKE YOUR DECISION.**



## **Florida Real Estate Connection**

Your Broker: Alec Callender  
1-800-335-0920

As requested for your review, I have sent all the information needed for us to begin the sales process on your Florida lot located in the PORT LABELLE subdivision.

As the owner of this company and now in my 16th year of selling Florida lots, I am all too aware of the many companies looking to make a "quick buck" at the expense of property owners like yourself. Companies charging upwards of a \$ 1,000.00 to do nothing more than "advertise" your lot, while knowing little or nothing about Florida or your property. (Most are not even brokers.)

Please realize that we are not "advertisers", "land liquidators", "auctioneers" or "exhibitors", but a full service licensed real estate brokerage firm specializing only in vacant Florida lot sales.

As specialists in lot sales, we target "Buyers" in 50 STATES as well as in 60 FOREIGN COUNTRIES using major newspapers. We negotiate with these buyers for you, submit to you all offers made on your property, prepare the agreements between Buyer & Seller and work with the appropriate Title Company right through the final closing.

Best of all, if we don't sell your lot by the expiration of your listing, we will offer to purchase your property at a price based on offers made in your area. (See Agreement for details.)

Your total cost to hire my firm is \$ 300.00 and once your property is listed, my staff and I will use our vast experience and knowledge in locating a "Buyer" for your property.

Since \$ 300.00 is a lot of money, we provide you with 4 easy "Payment Options" to choose from. Regardless of which payment option you select, we will begin working on your lot immediately.

Because new listings in your area will be taken on a limited basis, we would like to start working on your lot sale on or about AUGUST 18, 1998 so your Listing Agreement & Fee should be returned to our office promptly.

Sincerely,

Michael G. Mikitarian  
President  
MGM:tc

See us on the Internet @ [www.flalots.com](http://www.flalots.com)



# Florida Real Estate Connection

## LISTING AGREEMENT



This Agreement dated August 11, 1998 by and between the FLORIDA REAL ESTATE CONNECTION and \_\_\_\_\_ shall contain all of the Terms & Conditions in connection with the marketing of the following property:

### - PROPERTY DESCRIPTION -

### TERMS & CONDITIONS

1. This listing shall be **non-exclusive**. Should you or anyone else sell the above referenced property during the listing period, the Seller's only obligation is to notify our company that this property has been sold.
2. All offers made on this property through our company will be submitted to the Seller. The Seller may accept or reject any offer(s) made on this property.
3. The Seller's TOTAL COST for our services is \$ 300.00. We also GUARANTEE that there are no additional costs or fees required for us to market your property.
4. At the time of sale, Florida Real Estate Connection will charge a fee of 10% to the "**BUYER**". This fee is in addition to and not deducted from your proceeds.
5. All closing costs will be paid by the "**BUYER**".
6. If your property has not been sold by the expiration of your listing, we will offer to purchase your property at a price no less than the minimum offers made through our company, on your lot or similar type lots we have listed in the in the PORT LABELLE subdivision during your listing period.
7. If for any reason you have not accepted an offer from us or any other buyer, you may at your option renew this listing for 12 months **ABSOLUTELY FREE**.

LISTING ACTIVATION DATE: AUGUST 18, 1998

LISTING EXPIRATION DATE: AUGUST 18, 1999

PROPERTY ASKING PRICE : \$ 13,000.00

### \*\*\* PRICE ADJUSTMENT \*\*\*

*I/we prefer to adjust the Asking Price from \$ 13,000.00 to \$ \_\_\_\_\_*

\_\_\_\_\_  
Seller Date

ACCEPTED BY:

\_\_\_\_\_  
Michael G. Mikitarian Date  
President

\_\_\_\_\_  
Seller Date

*Harold*