



You're paying how much to sell your home?



Find out how much you can save by using Help-U-Sell
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Full service. Save thousands. The *experts* next door.™



\$132,900 | #60088317
18 Bradford Place | Branson

Lakefront Unit 511. Completely renovated! Located in upscale Sunset Cove gated community, this 2 bedroom, 2 bath, is the perfect combination in so many ways. Right on Table Rock Lake but located in BRANSON! Reserved covered parking and a covered back deck gives you access to back yard area of the building and you can walk right down to the lake. (A serene setting) Jetted tub, wood burning fireplace, walk in closets, and 2 outdoor storage areas. In addition to Lake access, amenities include clubhouse with indoor pool, hot tub, exercise room, sauna and steam room. Boat Slip may be available from management office for additional \$\$\$\$.



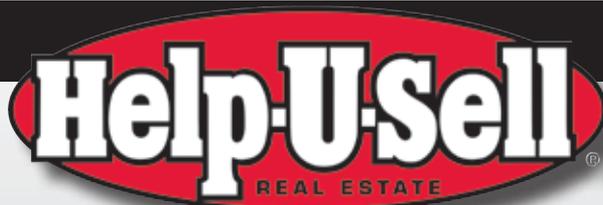
\$189,900 | #60099579
687 Skyline Drive | Forsyth

A fabulous panoramic view overlooking a wooded area filled with native wildlife such as whitetail deer, turkeys, is just one of the features of this 5 bedrooms, 3 full baths, 2800 sq. ft. basement home high above Bull Shoals Lake. Walk-in level offers a spacious living room, kitchen with access to main deck, split 3 bedrooms with 2 full baths, laundry, and attached garage. Lower level has 2 bedrooms, 2 more family rooms, full bath, man cave, plenty of storage and access to walk out deck. Located just minutes from some of the best fishing in the country.



\$204,900 | #60098698
32 Midview Dr. | Kimberling City

WOW! Completely remodeled walkout basement home on Table Rock Lake. This 4 bedroom, 3 full bath, home offers everything for the discerning buyer. Enjoy the very open floor-plan, vaulted ceilings, hardwood flooring, and the rock fireplace. Brand new kitchen with stainless steel appliances, granite counter tops on solid hickory cabinets. New carpet in the upstairs bedrooms, fresh paint, newly remodeled 3 full baths with all new vanities, tile, and fixtures. The second family room downstairs has mini wet bar, fireplace and possible in-law quarters. This is an exceptional home, Post & Beam construction, built by former mayor of Kimberling City, "Ringmaster Ned" Locke, from Bozo's Circus. Call today if your ready for a carefree living.



SELL YOUR HOUSE FOR **1%*** PAID AT CLOSE
 * FSBO or MLS? Get the best of both worlds!

Help-U-Sell Realty Choices

3811-D South Campbell, Springfield, MO 65807
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Seller Savings Comparison

The Consumer's Intelligent Choice

TRADITIONAL REAL ESTATE

PURCHASE PRICE	COMMISSION*
\$150,000	6% \$9,000

PURCHASE PRICE	COMMISSION*
\$150,000	6% \$9,000
LISTING OFFICE	3% \$4,500
SELLING OFFICE	3% \$4,500

YOU FIND THE BUYER "Set Fee Only"		WE FIND THE BUYER "Set Fee + Professional Assistance Fee"		THEY FIND THE BUYER "Set Fee + MLS Broker Commission"	
LISTING (HUS)	SHOWING	LISTING (HUS)	SHOWING (HUS)	LISTING (HUS)	SHOWING (MLS)
1% \$1500	0%	1% \$1500	2% \$3000	1% \$1500	3% \$4500
YOU PAY	\$1,500	YOU PAY	\$4,500	YOU PAY	\$6,000
YOU SAVE	\$7,500	YOU SAVE	\$4,500	YOU SAVE	\$3,000

*Commissions are set by law and are negotiable between broker and consumer.

The amount you pay depends on where your buyer comes from!

The Help-U-Sell System Works!

Our services include: Professional pictures and video, smart signs, colored flyers, all paperwork, unlimited advice, and a 24 hour property information hotline.

THE HELP-U-SELL WAY

YOU FIND THE BUYER: Help-U-Sell allows a homeowner to participate in the sale of their own property if they choose! By choosing to participate in the sale of their property they can do their own open houses. And if you find a buyer at your own open house that wants to purchase the property you only pay the flat set fee of 1%. Or if you find a buyer through your own social circle like work, church, grocery store, and they buy your home you only pay the Help-U-Sell flat set fee of 1%.

WE FIND THE BUYER: through our media such as ads, postcards, online, a Help-U-Sell agent held open house, or through are 112 offices throughout the United States. If the Help-U-Sell agent can find a buyer then you only pay the Help-U-Sell agent fee of 2% of sale price plus the flat fee of 1%.

THEY FIND THE BUYER: If a Multiple Listing Service realtor from another real estate company has the buyer and submits an offer that you accept then you pay the other realtor 3% plus the flat fee of 1%.

SUMMARY: YOU pay 1% if you find the buyer, 3% if WE find the buyer and 4% if THEY find the buyer.

Be sure and ask us about our SELL & BUY DEAL where you save even more money! And remember all fees are paid at close!