

Sellers toolbox FAQ:

I Submitted both of my forms, when will my listing go live?

Your listing will be processed within 1-2 business days after we have received ALL required information.
(See Sellers check list for all required items)

Why is my name and number not showing up on Realtor.ca?

Due to MLS regulations we cannot post your number on realtor.ca

There are a few ways people will contact you:

1. On the MLS in the realtor remarks, contact seller with your phone number (MLS Highlight sheet) – this is for agents to see.
2. On realtor.ca it will show ComFree and sometimes an agents name as on guidelines do not allow ComFree to post your number directly.
3. There are links on realtor.ca (View on Relator Website) that will direct any buyer to ComFree with all your contact details.
4. Your number has been added you to a third party showing system where agents may request showings directly with you.

What is Title Insurance vrs RPR?

The difference between an **RPR (Real Property Report)** and **Title Insurance** lies in what they protect and how they are used in a real estate transaction:

RPR (Real Property Report)

A **Real Property Report** is a legal survey of a property, prepared by a licensed land surveyor. It shows the location of buildings, structures, and improvements (like fences, decks, garages) relative to property boundaries.

Key features:

- Visual, physical document showing the layout of a property.
- Confirms whether structures comply with municipal bylaws, building codes, and boundary lines.
- Often required by municipalities or buyers in real estate transactions.
- Can include a **municipal compliance stamp** showing local government approval.

Purpose:

Used to verify that what exists on the property complies with local regulations and is correctly positioned within property boundaries.

Title Insurance

What it is:

Title insurance is a **financial product** that protects the homeowner (and/or lender) from losses related to property title issues.

Key protections:

- Title defects (e.g., someone else claiming ownership).
- Fraud or forgery affecting title.
- Unknown encroachments (like a neighbor's fence on your land).
- Zoning violations (in some cases).
- Survey errors or issues that would have shown up on an RPR.

Purpose:

Provides **financial protection** after the fact, covering specific losses if a title or property issue arises after closing.

ComFree and its legal Partners www.EdmontonLawOffice.ca and <https://www.zubiclaw.com/> will always provide title insurance in lieu of an RPR.

How do I deal with multiple offers?

When a private seller receives multiple offers on a property, it is a great position to be in.

How to deal with multiple offers:

Communicate Transparently (But Smartly)

You have a few options on how to respond:

- Accept the best offer
- Counter one offer and reject others
- Reject all and ask for “best and final” offers
- Inform buyers that multiple offers are on the table and invite highest & best by a specific timeline.

Note: You’re not required to disclose the amount of other offers, but you can let buyers know you’re considering multiple.

What are RMS Measurements (Alberta Only)?

In Alberta only, RMS measurements are required. Residential Measurement Standard is a standardized way of measuring residential property size, enforced by the Real Estate Council of Alberta (RECA).

Measurements are taken from interior paint-to-paint walls in attached homes (e.g., townhouses, condos), and exterior walls in detached homes.

Who Can Do RMS Measurements?

- 1.) Some real estate photographers offer RMS-compliant measurements
- 2.) Licensed real estate professionals
- 3.) Certified home measurers

Note : Sellers listing with ComFree must follow RMS.

<https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard/>

Who are the partnered law firms and what can they offer me?

Our partnered lawyers will review an Offer to Purchase that you are interested in proceeding with.

Once the offer is accepted, they will then assist with all closing.

Their fees for ComFree Sellers are: \$699.00 plus applicable tax and Disbursements

Their fees for ComFree Buyers are: \$799.00 plus applicable tax and Disbursements

Alberta: Edmonton Law Office

www.EdmontonLawOffice.ca

realestate@edmontonlawoffice.ca

BC and Ontario: Zubic Law

<https://www.zubiclaw.com/>

anya@zubiclaw.com

How does showingtime work?

Showingtime is a third-party booking system that agents may schedule showings through.

To access your account:

- 1.) Go to: <https://myhome.show/>
- 2.) Sign up using the SAME email that was used on our file (the one you received the notification to)
- 3.) Portal should show your listing inquires from show time