

# **WORLDWIDE EMPLOYEE RELOCATION COUNCIL (WERC)**

## **11-POINT PROGRAM FOR AMENDED VALUE OPTION (AVO) OFFERS**

1. Any employee wishing to take advantage of the Amended Value Option (AVO) who lists his or her home with a real estate broker must include the Listing Exclusion Clause – Addendum to Listing Agreement. The listing agreement is terminated upon the sale of the home to a Department of Defense (DoD) Relocation Management Contractor (RMC).
2. EMPLOYEE should NOT accept a down payment from any potential buyer.
3. EMPLOYEE should NOT sign an offer presented by any potential buyer.
4. EMPLOYEE signs a “Sales Contract” with RMC.
5. After the execution of the Sales Contract with RMC and after EMPLOYEE has vacated the home, all of the burdens and benefits of ownership pass to RMC.
6. The Sales Contract exx(EMPLOYEE & RMC) is unconditional & not contingent on any event.
7. Neither EMPLOYEE, nor DoD , exercises discretion over the sale of the home by RMC.
8. The RMC enters into a listing agreement to assist with the resale of the property.
9. The RMC enters into a separate agreement to sell the home to a buyer.
10. The RMC arranges for the transfer of title to the buyer.
11. The purchase price paid by the buyer has no effect on the price paid to EMPLOYEE.

**MAY 2016**