

## MULTIPLE LISTING SERVICE (MLS) ENTRY-ONLY AGREEMENT

This Agreement is by and between \_\_\_\_\_ hereinafter referred to as "YOU", and Luxury Living Real Estate, a licensed Michigan Real Estate Broker (hereinafter referred to as the "BROKER"), For your property located at:

\_\_\_\_\_ YOU have purchased an exclusive\* entry-only listing on the MLS from a For Sale By Owner marketing company (hereinafter referred to as the "MARKETING COMPANY"). The MARKETING COMPANY has referred the listing of your Michigan property (the "PROPERTY") to the BROKER. For your PROPERTY to be listed on the MLS, YOU will need to provide the information on the attached MLS Listing Detail Form with photos and return them to the BROKER along with a signed copy of this AGREEMENT.

Within 24 hours after the BROKER has received a signed copy of this AGREEMENT and the completed MLS Listing Detail Form, the BROKER will list your PROPERTY on the MLS. You will notify the BROKER of any changes to the status of the listing. The listing will remain in effect until the earlier of, (1) your PROPERTY is sold or as agreed upon in the Realcomp data input form signed by you and attached hereto and made a part hereof. In addition, if the BROKER or any other Realtor(s) brings YOU a ready, willing and able buyer, then the BROKER or other Realtor(s) may request a commission from YOU for acting as a buyer's agent.

Effective April 1<sup>st</sup>, 2024 Luxury Living Real Estate will not be publishing any compensation to co-op brokers. Buyer Agent might contact you directly or ask for seller concessions within their offer to purchase or they may simply get paid by their buyer directly.

The BROKER provides no services other than entering your PROPERTY on the Michigan MLS System. BROKER will not accept offers on behalf of the owner. YOU are responsible for all showings, negotiations, document preparation, contracts, open houses, signs and lock boxes. Seller acknowledges that Broker is a brokerage firm and that in some cases it may represent prospective purchasers.

The owner desires that the property be presented to such persons or entities and consents to the dual representation created thereby. Agent shall not disclose the confidential information of one principal to the other. The BROKER strongly suggests that you retain a real estate attorney to represent YOU in all aspects of the sale of your PROPERTY including the preparation of purchase and sale agreements, disclosure forms, and closing documents. Seller has paid Broker an upfront fee/commission for a Multiple Listing Service Package and understands that all payments including, but not limited to, processed credit card transactions are non-refundable and nonnegotiable.

The Seller is giving Luxury Living Real Estate, its Broker and/or Agents the authority to enter the Property Listing into the MLS, Realtor.com and the IDX system subject to the rules and regulations of the MLS service.



Sellers agree to pay Luxury Living Real Estate a commission equal to 1/10<sup>th</sup> of 1% of the sales price of the subject property upon closing.

This listing may be renewed at the Brokers discretion for an additional six months by paying a fee of \$100.00 prior to the expiration of the listing. If a purchase agreement is signed before this listing contract expires and the closing of the sale of the property does not take place prior to the expiration date of the original term or any extension of this listing contract, this listing contract and Seller's obligation to pay Compensation [if applicable] as stated in this listing contract or contract addendums shall be extended to coincide with the closing date. Seller understands that Broker is listing the property in the MLS database, however, Broker does not warrant or guarantee the sale thereof. Seller agrees and acknowledges that BROKER could be fined by an MLS board for not promptly reporting (within 48 hours) any change of status on an MLS listed property. Any fines imposed by MLS will be passed onto the seller. YOU have read, understood, and agree to the terms and conditions of this Agreement.

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

The term "exclusive" as used in this Agreement refers to the MLS rule that only one real estate broker can list any property on the MLS at one time.

This Document must be signed prior to your home being in the MLS. Please make a copy for yourself.