



## **Frequently Asked Questions**

### **What is an MLS?**

MLS, Multiple Listing Service, is an independent service to find real estate MLS listings for sale by Realtors® and other realty professionals that are members of the local Board of Realtors. This includes homes for sale - new homes and resale homes, new construction; rental and lease properties; acreage, lots, and land; commercial properties and investment properties. MLS does not work directly with any real estate buyers or sellers and does not receive any commissions or referral fees from any resulting transactions.

### **Why list on MLS?**

The MLS database holds one of the largest inventories of homes that are ready for sale or rent. That is why it is a vital tool to increase exposure for your property. MLS listings have all the specifics a buyer is looking for in their new home such as square footage, number of bedrooms and baths, age of the property, etc. Buyers will also find photos of the home. In addition, through MLS the home can be listed on every major real estate buying and selling Internet platform; thus, decreasing transaction time by increasing visibility.

### **What are the details of the expedited listing policy?**

Infinite Waters Realty will return the listing to you for review within 1 Business Day of receiving the completed listing forms. This time does not include holidays. If there is any additional information needed to verify property ownership or complete missing required fields of the MLS, the expedited listing time will start from the time the missing information is provided to our company. Listing synopsis will be returned to the customer for review and approval prior to the listing being made active on MLS sites.

### **Will my listing appear anywhere other than MLS?**

Yes! Besides the MLS, your home will appear on REALTOR.com, Zillow, Trulia, Homes.com, RealEstate.com, Aol Real Estate, local real estate brokerage websites that display MLS listings, and all of the major brokerages that feed directly from MLS. Please Note: We cannot guarantee that your listing will show up on each and every site as the Internet is constantly changing and some websites will be slow, stop syndicating, or have occasional technical issues.

### **Is Infinite Waters Realty a licensed Florida real estate brokerage?**

Yes! Infinite Waters Realty is proud to be Florida owned and operated. License # CQ1067523. We are not an unlicensed, out-of-state, third-party corporation, and we don't sell your information to anyone. All our MLS listings will be posted under our Broker's name Stephanie Alvero. License #BK3396692.

### **Do I have to pay a commission to an agent that brings a buyer?**

You are not required to offer a commission, but it is recommend. A buyer's agent commission is an amount you are willing to pay a real estate agent that brings you a willing and able buyer. On the "Compensation Agreement Seller to Buyer's Broker", a buyer's agent is made aware of what a seller is willing to pay. In our opinion, the amount should be competitive, typically between 1% and 3% of the selling price. The more you offer, the more enticed a buyer's agent would be to bring a buyer to your home.

### **What if I find my own buyer without an agent? Would I still pay a commission?**

No. Our service is strictly a flat fee service. If you find the buyer, you pocket that commission as well.

### **Can I cancel my listing at any time?**

Yes. If you change your mind before your property is listed on MLS (usually within 24-72 hours from the date our office has all of the necessary information), then you will receive a full refund. Once the property listing has gone "Active" on MLS and a property number has been issued, there are no additional fees to cancel or remove your listing at any time, as long as you have not accepted an offer.

### **Can I still sell my home "By Owner" while it is listed on the MLS?**

Yes! If you find a buyer on your own, you pay absolutely no buyer's agent commission.

### **Is this the same MLS other agents use?**

Yes! Your listing will be added to the local MLS and look the same as all the other listings. The format is standard for all listings within MLS.



## ***Frequently Asked Questions***

### **Will my home really get exposure on the Internet?**

Yes! Your home will appear on REALTOR.com, Zillow, Trulia, Homes.com, RealEstate.com, Aol Real Estate, local real estate brokerage websites that display MLS listings, and all of the major brokerages that feed directly from MLS.

### **Does your broker hold the earnest money?**

No. Our broker or agent will be happy to refer you to a third-party escrow officer at a title company or an attorney.

### **What if I have questions during the listing period or want to change some information in the listing?**

We are a licensed real estate brokerage and will be happy to answer any question you have. If you want to make a change to your listing including price, description, etc., send us your request in writing via email. The listing will be updated within 24 hours. Please note that the number of changes is up to 20 times.

### **How do I upload photos for my listing?**

Once we receive payment, you will receive an email with instructions requesting to respond to a questionnaire and to send the pictures via email and/or WhatsApp. The required format for images is .jpg and the minimum size is 800 pixels wide by 600 pixels in height or 600 pixels wide by 800 pixels in height.

### **How long will my listing be on MLS?**

Until SOLD!

### **What if I change my mind and decide to use an agent?**

Selling a home requires time and patience. All appointments, negotiations, and offers will be directly with you. We can provide you with all of the real estate resources from listing to closing; however, if at any time you choose to enlist the help of an agent, we can help you with that, too.

### **Does Infinite Waters Realty charge the buyer's agent a fee?**

Yes, Infinite Waters Realty deducts \$200 from the buyer's agent commission at closing. For example, the commission offered in the MLS to a buyer's agent would be 1.5% minus \$200. It is not an additional fee owed by the seller. If there is no buyer's agent, there is no buyer's agent fee due.

**Please see FAQ question below regarding Title/Closing Agent.**

### **Can I use ANY Florida Title/Closing Agent I want?**

Yes.

### **More Questions?**

Please contact us at (305) 791-2611, or email [Stephanie@infinitemwatersrealty.com](mailto:Stephanie@infinitemwatersrealty.com)