

**** NEW HOME / BUILDER ADDENDUM ****

Street Name _____ Development Name _____

Street # _____ Lot # _____ County _____

Township _____ City _____ Zip Code _____

Name of Seller/Building Company _____

Listing Agent will do the following:

- 1) List the above property in the local REALTORS Multiple Listing Service (MLS).
- 2) Place digital photos provided by builder in the local MLS system & Realtor.com.
- 3) Respond to buyer calls on property when they call agent direct.
- 4) Report buyer calls and feedback to builder by email.
- 5) Negotiate the Offer to Purchase. All contract negotiations will be done using fax, phone and/or email with the contract converted to a PDF file.
- 6) Seller will host open houses (at seller option), place and pay for advertising seller chooses to do for open house.

www.WebMLS.net strongly suggests that a 3% co-op is significantly more beneficial. Reducing the commission to the co-op broker may cause agents to bypass your property. **All up front listing fees are non-refundable. Seller will be charged a \$50 service fee for a returned check added to new replacement check. Non payment of list fee will automatically change this contract to 5% commission.** www.WebMLS.net reserves the right to cancel this contract at anytime.

CHECK ONE OF THE FOLLOWING:

- Builder does not have a sales staff; agent will set all showings and present all offers to builder and Take care of all details for and attend closing (agent or closing coordinator),
- Builder employs a sales staff; all co-op agent calls will be forwarded to builder’s sales staff. Builder’s staff will be responsible for all closing details and will inform agent of title company name, phone number, closing date, time and place. **** BUILDER MUST SIGN & INITIAL Ohio Wavier of Duties Statement ***

1) **Upfront Listing Fee:** Builder will pay www.WebMLS.net \$ _____ at signing of this contract.

2) **TOTAL Commission:** Builder will pay www.WebMLS.net a **TOTAL commission** (Listing + co-op) of \$ _____ Or _____% of sale price at closing of which a co-op commission will be offered the co-op broker as follows:

3) **Sale/CO-OP Commission:** Builder agrees to offer the selling or co-op broker/agent a co-op commission of \$ _____ Or _____% of sale price. **The co-op commission is included in the TOTAL listing commission stated in the above # 2 “Listing Commission”.** (The selling agent may also be a www.WebMLS.net agent.)

X _____
WEBMLS, Inc. Salesperson

X _____
Builder/Seller

Date ____/____/____

X _____
Builder/Seller

