

Address _____ Contract Date ____/____/____

www.WebMLS.net offers 4 full service plans:

Full service is defined as WebMLS agent doing the following:

- 1) List the above property in the local REALTORS Multiple Listing Service (MLS).
- 2) Place a www.WebMLS.net For Sale sign in the front yard of the above property (if allowed). If the property is located in an HOA community that requires a unique sign, seller must provide sign at seller expense with www.WebMLS.net & agent name & phone number on sign. Seller will not add additional signs etc.
- 3) Place photos of the property in the local REALTORS MLS System.
- 4) Receive all buyer calls on the property.
- 5) Set all showings on property per seller instructions.
- 6) Make a diligent effort to obtain feedback from each showing and report feedback to seller (we never get 100%)
- 7) 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.
- 8) Set appointments for all inspections and appraisal.
- 9) Negotiate the results of the whole house inspections.
- 10) Take care of all details for and attend closing when applicable.
- 11) Seller may choose to host open houses and may, at seller option, place and pay for advertising seller chooses to do for open house.

All Upfront 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 Upfront Listing Fee chosen below will automatically change this contract to the 7% total commission. www.WebMLS.net reserves the right to cancel this contract at anytime.

**** Seller must initial the commission plan seller chooses:

_____ Seller elects the 2% + (\$500 at signing), offering a 1% co-op fee in MLS.

_____ Seller elects the 3% + (\$500 at signing), offering a 2% co-op fee in MLS.

_____ Seller elects the 4% + (\$500 at signing), offering a 3% co-op fee in MLS.

_____ Seller elects the 5% + (\$-0- at signing), offering a 3% co-op fee in MLS.

A minimum commission (not including up front listing fee paid at signing) of \$_____ (including co-op fee) will be due www.WebMLS.net at closing regardless of the plan chosen by seller.

Seller agrees to raise the total commission as follows if the property has not sold;

1) On ____/____/____ raise total commission to _____ with a Sale/co-op of _____

2) On ____/____/____ raise total commission to _____ with a Sale/co-op of _____

3) On ____/____/____ raise total commission to _____ with a Sale/co-op of _____

X _____
WEBMLS, Inc. Salesperson

X _____
Seller

Date ____/____/____

X _____
Seller