

FLAT FEE SERVICE DISCLOSURE
FAX TO: 1-888-347-7094

MLS4public.com LLC Real Estate Brokerage is a Limited Service company, which means that MLS4public will provide the following services:

- (1) Comparative Market Analysis (CMA).** Just **EMAIL US** the address of the property and the **name of the subdivision**, and we will return an email with a CMA for that area.
- (2) List your property with Oklahoma Board Forms as a Transaction Broker.** In consideration of the services to be rendered by the Broker, the "Seller" hereby exclusively lists their property with MLS4public.com LLC. Exclusive representation means that a property can only be listed by one Broker at a time.
- (3) Your Listing information will be posted with up to 8 photos in your local Realtor's MLS and with an exterior photo on REALTOR.COM, plus over 14 additional Websites and over 60 Internet Broadcasting Systems!**
- (4) To reduce your costs, you will act as our assistant in your transaction. Cooperating brokers (Realtors) have permission and authority to ask you questions and make showing and inspection appointments directly with you.** Your contact information will be posted in the MLS for **Realtors only** to view at anytime. The MLS and Realtor.com does not allow private information to be posted on their websites.
- (5) The % commission that is offered to the Buyer's broker (Realtor) is your decision.** A Buyer's Realtor does the same amount of work for their client with a Full Service Listing Broker as they do with a Limited Service Listing Broker. If your Buyer's Realtor believes there is additional work involved, please ask the Realtor to explain what that additional work is and then let us know so we can assist the Realtor.
No further commission is collected, if the Buyer(s) are not represented by a Realtor.
- (6) We are available to accept delivery of Offers to Purchase your property, submit Counteroffers, provide a Seller's Closing Cost Estimate worksheet and answer any questions relating to transactions that are presented by a Buyer's broker (Realtor) should you need us to.** (You will need to accept delivery of Offers to Purchase your property and submit Counteroffers from Buyer(s) who are NOT represented by a Realtor.) To receive accurate closing cost information, based on the details of your purchase agreement, you will need to contact your closing title company.
- (7) Earnest Money should be held in an Escrow Account at the closing title company.**
- (8) Your Listing will stay "Active" for up to six months, but you may cancel your Listing at anytime.** If you would like to cancel your Listing, just email, fax or mail a request to have the property RELEASED from the MLS. Please note the special provisions in the Listing Agreement.

MLS4public.com LLC Real Estate Brokerage will not provide these following services:

- (a)** We will not answer inquiries or questions regarding your property. We will not schedule showing or inspection appointments.
- (b)** We will not advise the seller(s) as to the merits of offers to purchase the property;
- (c)** Participate on the Seller(s) behalf in negotiations leading to the sale of the listed property.
- (d)** Attend the final transaction procedure at the closing title company.
- (e) AND, Buyer's broker (Realtor) is not required to perform the above listed services and is not required to provide assistance to the Seller(s) in any manner.** Please contact your Listing Broker (MLS4public.com LLC) for any assistance at (405) 741-8108 OKC area or (918) 398-9052 Tulsa area. Thank you.

The Purpose of the MLS is to provide Participants of the MLS service with a means of making offers of compensation to other MLS Participants in respect to properties exclusively listed by them, so that they may better serve the buying and selling public. **Please Note:** If a Realtor shows your property to the Buyer that purchases your property, that Realtor is the Procuring Realtor and is due the commission.

Seller's Signature: _____ **Date:** _____

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AFTER YOU ACCEPT A SIGNED PURCHASE AGREEMENT, YOU MUST SEND THE FOLLOWING "PENDING" INFORMATION AND/OR THE "CLOSING" SETTLEMENT STATEMENT FROM THE TITLE COMPANY TO US VIA FAX 1-888-347-7094 or EMAIL info@MLS4public.com

Buyer's **Realtor's** Name (if any): _____ **MLS#:** _____

Contract **Acceptance** Date: _____ Anticipated **Closing** Date: _____

Price Property Sold For: \$ _____ Any Seller's Concessions? _____