

**MULTIPLE LISTING SERVICE (MLS) ENTRY-ONLY AGREEMENT –**

This Agreement (hereinafter referred to as this "AGREEMENT") is by and between \_\_\_\_\_,  
(your name(s)), an individual residing at \_\_\_\_\_, Connecticut, (your address)  
(hereinafter referred to as ("YOU") and ALLIANCE REALTY NE LLC, a Connecticut Limited Liability Company, a licensed  
Connecticut Real Estate Broker (hereinafter referred to as the "BROKER"), For your property located  
at \_\_\_\_\_ with an asking price of \$ \_\_\_\_\_

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 Connecticut property (the "PROPERTY") to the BROKER.

In order 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 48 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.**

This listing will begin on \_\_\_/\_\_\_/\_\_\_ and terminate on (6 or 12 month listing) \_\_\_/\_\_\_/\_\_\_

**NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN THE SELLER AND THE BROKER.**

In addition, if the BROKER or any other Realtor(r) brings YOU a ready, willing and able buyer, then the BROKER or other Realtor(r) shall receive a commission from YOU for acting as a buyer's agent, please check,

2%  2.5%  3% other

Unless otherwise agreed to, You will not be charged a fee by the BROKER for the entry-only listing.

*Modification Submissions: All requests to modify or add to an MLS listing must be submitted in writing or via e-mail to [info@AlliancerealtyNE.com](mailto:info@AlliancerealtyNE.com) or faxed to 866-866-7978. Email modifications must be submitted via email from the email address on file. All submissions must include your AD number and MLS Number.*

*Price Changes: Owners are allowed unlimited number of price changes. There is no modification fee for changing price.*

*Open Houses: There is no modification fee for open house announcements in the MLS, however a fee of \$20 per open house announcement does apply to Realtor.Com postings. The deadline for open house additions for the upcoming weekend is 5PM the Wednesday prior to the weekend.*

*Photo Changes: Owners are allowed (1) updated/addition to the originally posted images to the MLS listing. Additional updates additions will be charged a \$15 modification fee per image.*

*Additional Updates: Any additional updates and modifications to the MLS listing, after the initial necessary modifications for accuracy, will be charged a \$15 modification fee.*

*Status Changes: Owners will not be charged a modification fee if the property's status needs to be changed to "under Contract", "sold", or "withdrawn" from the MLS regardless of the reason it is being withdrawn.*

*Cancellations: You can only list your property "For Sale" with one Real Estate firm at a time! Seller agrees to contact this Brokerage prior to entering into talks with any unaffiliated Brokerage firm. A request to cancel listing to list with broker other than Alliance Realty NE, LLC without a referral agreement between Alliance Realty NE, LLC and the other Broker, prior to the end of the agreement dates will result in a cancellation fee of \$125.00*

The BROKER provides no services other than entering your PROPERTY on the CT State wide 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. 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.

Broker reserves the right to advertise property in such media as the broker may select at no cost to seller.

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.

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. YOU have read, understood and agree to the terms and conditions of this Agreement.

Note on "Digital Signatures": a Digital Signature is a way of signing an electronic document in lieu of an actual handwritten signature .

PLEASE DO NOT FILL IN SIGNATURE INFORMATION UNTIL YOU HAVE READ DIRECTIONS

Directions for Digitally Signing [Online form only]:

- 1.) Owner(s) Name typed into "print or type" field(s)
- 2.) Enter Date
- 3.) Verify all information on this form is correct
- 4.) Select Digital Signature for **Owner 2**, follow "signature wizard" instructions for creating a new Digital Signature. **Do not start with Owner 1, creating a Digital Signature for Owner 1 will "seal" this document and it will no longer be changeable.**
- 5.) Select Digital Signature for Owner 1, follow "signature wizard" instructions for creating a new Digital Signature.

Sign   Digital Signature 1   
Printed Name: Date

Sign   Digital Signature 2   
Printed Name: Date

BROKER \_\_\_\_\_

\* 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 sign and return to us - Make a copy for yourself.**

Alliance Realty NE, LLC 2 Tunxis Road ~ Suite 201 Tariffville, CT 06081  
866-866-7978