

FLAT FEE / LIMITED SERVICE DISCLOSURE / LIMITATION OF LIABILITY

Flat Fee Discount Realty, Real Estate Brokerage is offering a Limited Service Listing,
the following services will/will not be provided:

*Comparative Market Analysis (CMA) will be provided *upon request*.

*Your property will be listed in the Multiple Listing Service (MLS) with an Exclusive Right to Sell Listing Agreement. The MLS will not allow multiple Brokers to post the same property in the MLS at the same time. You will be exclusively listed with us.

*Cooperating Brokers (Realtors) have permission and authority to make appointments and ask questions directly with you. Your private contact information will be posted in the MLS for only Realtors to view using their password. Once your property is posted in the MLS system, that data automatically downloads into other Realty websites including Realtor.com. How the information is ultimately posted on other websites is beyond our control. Realtor.com (& other Real Estate websites) sell zip codes to local Buyer Representatives (Realtors) in your area, so Buyer inquiries will go directly to that Realtor. **The MLS guidelines prohibit private information from being posted on their website (MLS). If a Buyer is interested in your property, the Buyer will contact their Realtor so the Realtor can use their password to look up your private contact information in the MLS. Our ultimate goal is to have Realtors help bring you a qualified Buyer.**

*You name the price, terms and commission; you advertise and show yourself. Obtain your own buyer and pay no selling commission.

*** Flat Fee Discount Realty is available to accept delivery of Offers to Purchase your property, submit Counteroffers, provide a Seller's Closing Cost Estimate and answer any questions relating to Real Estate transactions that are presented by a Buyer's Realtor (Selling Broker) upon request. Sellers may obtain Real Estate transaction forms/contracts by visiting the Oklahoma Real Estate Commission or the Texas Real Estate Commission's websites. Buyer's not represented by a Realtor (Broker) will be the Seller's responsibility.**

***Flat Fee Discount Realty will not answer buyer inquiries or questions regarding your property.**

*To receive accurate closing cost information, based on the details of your Purchase Agreement, you will need to contact your closing title company.

*Earnest Money should be held in an Escrow Account at the closing title company.

*Seller agrees that Listing Broker may alter MLS per instructions from Seller via Email.

***Seller or Listing Broker may cancel Listing at anytime.** Please note the "Protection Period" in the Listing Agreement.

*The Listing fee is earned when the property is posted in the MLS. Seller agrees that once their listing is posted in the MLS it is fully understood that there is no refund and the Seller waives their right to a merchant charge back if paid using a credit card.

*We will not schedule showings or inspection appointments.

*We will not attend the final transaction procedure at the closing title company.

*And the Buyer's Realtor (Selling Broker) is not required to perform the above listed services or assistance to the Seller.

Flat Fee Discount Realty is your Realtor (Broker). Please contact Flat Fee Discount Realty for assistance.

***Broker's Total MAXIMUM LIABILITY TO SELLER EITHER HEREUNDER OR OTHERWISE, including attorney fees and cost if any, SHALL NEVER EXCEED the AMOUNT OF THE BROKER'S FEE ACTUALLY PAID TO BROKER HEREUNDER.**

The Purpose of the MLS is to provide Participants of the MLS (Realtors) with a means of making offers of compensation to other MLS Participants (Realtors) 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 ultimately purchases your property, that Realtor is the Procuring Realtor and is due the commission.

It is the Owner/Seller's responsibility to contact Flat Fee Discount Realty to update the MLS within 24 hours of signing a Purchase Agreement. As our client, you agreed to pay all fines administered by the local MLS for not providing us with accurate and up-to-date information regarding your Real Estate transaction.

Please don't forget this very important task.

The Owner/Seller agrees to these terms and conditions.

SELLER-OWNER SIGNATURE

DATE

Need a Yard Sign? _____ NO _____ YES

Send Yard Sign to: _____

Once you *sign and accept* an offer please EMAIL the information below to Support@FlatFeeDiscountRealty.com within 24 hours after signing a Purchase Agreement.

1. What is the MLS number or Listing Address? _____

2. What was the Buyer's Realtor's Name (if any)? _____

3. When was the Contract Acceptance Date? _____

4. When is the Anticipated Closing Date? _____

5. What was the Final Sales Price of the property? \$ _____

6. Were there any Seller Concessions (an agreement specifically stated in the sales contract between the seller and the buyer in which the seller commits to pay a specific portion of the buyer's closing or other costs)?

Thank you for your business! We appreciate your referrals!