

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 , (your address)

(hereinafter referred to as ("YOU")) and ALLIANCE REALTY NE LLC, a Limited Liability Company, a licensed CT, Mass and RI 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 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 must 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 or faxed to 866-866-7978. 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: Upon request, we will post the open house to the MLS and Realtor.Com. 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. YOU MUST TELL US WHEN YOU GO UNDER CONTRACT! WITHIN 24 HOURS!!

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. You may cancel this agreement with 30 days written notice.

The BROKER provides no services other than entering your PROPERTY in the 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

Ct/Mass/RI Licenses # REB078926 / 150195 / REB.0018122

*** Denotes Required Fields**

Listing Number _____

List Office Name _____ List Agent Name _____
 *List Office ID Team Member(s) _____
 *List Agent ID Related MLS Number(s) _____

*Space Available (choose only one) For Sale For Lease For Sale/Lease

*List Price *List Date *Expiration Date

***Type of Listing Agreement**

- | | | |
|--|---|---|
| <input type="checkbox"/> A- Exclusive Right to Sell | <input type="checkbox"/> F- Exclusive Right to Sell With Dual Rate of Commission | <input type="checkbox"/> J- Facilitation/Exclusive Right to Sell With Variable Rate of Commission |
| <input type="checkbox"/> B- Exclusive Right to Sell With Named Exclusion | <input type="checkbox"/> G Facilitation/Exclusive Right to Sell | <input type="checkbox"/> K- Facilitation/Exclusive Right to Sell With Dual Rate of Commission |
| <input type="checkbox"/> D- Exclusive Agency | <input type="checkbox"/> H- Facilitation/Exclusive Right to Sell With Named Exclusion | <input type="checkbox"/> M- Exclusive Right to Lease |
| <input type="checkbox"/> E- Exclusive Right to Sell With Variable Rate of Commission | <input type="checkbox"/> I- Facilitation/Exclusive | |

*Compensation Based On Gross/Full Sale Price Net Sale Price

*Sub-Agency Relationship Offered Yes No

*Sub-Agent Compensation *Buyer's Agent Compensation *Facilitator Compensation

***Entry Only** Yes No
 If entering YES in the Entry Only field you are hereby indicating that this listing is an Entry Only Listing and as such you will be providing no other services to the seller other than the entering of this listing into the MLS System. Please refer to Sec. 1.0 (b) Note 2 and the Definitions section of the Rules & Regulations for more information.

*Lender Owned Yes No Undisclosed
 *Short Sale With Lender Approval Required Yes No Unknown

*House # *Street Name Unit # *Town *State *Zip Code - Zip 4

Parcel ID Number / PIN (Max. 36 Characters) Area

*Directions (Max. 100 Characters)

Sub-Agent Showing

- | | | | | |
|---|--|---|--------------------------------------|--|
| <input type="checkbox"/> A- Call List Office | <input type="checkbox"/> M- Call Centralized Showing Service at 888-866-8388 | <input type="checkbox"/> Q- Call Tenant | <input type="checkbox"/> T- Lock Box | <input type="checkbox"/> V- Sign |
| <input type="checkbox"/> C- Call List Agent | <input type="checkbox"/> O- Accompanied Showings | <input type="checkbox"/> R- Go Direct | <input type="checkbox"/> U- Owner | <input type="checkbox"/> L- Other (See Special Showing Instructions) |
| <input type="checkbox"/> K- Call MAPASS at 508-389-1780 | <input type="checkbox"/> P- Appointment Required | <input type="checkbox"/> S- Key in Office | | |

Buyer's Agent Showing

- | | | | | |
|---|--|---|--------------------------------------|--|
| <input type="checkbox"/> A- Call List Office | <input type="checkbox"/> M- Call Centralized Showing Service at 888-866-8388 | <input type="checkbox"/> Q- Call Tenant | <input type="checkbox"/> T- Lock Box | <input type="checkbox"/> V- Sign |
| <input type="checkbox"/> C- Call List Agent | <input type="checkbox"/> O- Accompanied Showings | <input type="checkbox"/> R- Go Direct | <input type="checkbox"/> U- Owner | <input type="checkbox"/> L- Other (See Special Showing Instructions) |
| <input type="checkbox"/> K- Call MAPASS at 508-389-1780 | <input type="checkbox"/> P- Appointment Required | <input type="checkbox"/> S- Key in Office | | |

Facilitator Showing

- | | | | | |
|---|--|---|--------------------------------------|--|
| <input type="checkbox"/> A- Call List Office | <input type="checkbox"/> M- Call Centralized Showing Service at 888-866-8388 | <input type="checkbox"/> Q- Call Tenant | <input type="checkbox"/> T- Lock Box | <input type="checkbox"/> V- Sign |
| <input type="checkbox"/> C- Call List Agent | <input type="checkbox"/> O- Accompanied Showings | <input type="checkbox"/> R- Go Direct | <input type="checkbox"/> U- Owner | <input type="checkbox"/> L- Other (See Special Showing Instructions) |
| <input type="checkbox"/> K- Call MAPASS at 508-389-1780 | <input type="checkbox"/> P- Appointment Required | <input type="checkbox"/> S- Key in Office | | |

Special Showing Instructions (Max. 100 Characters)

*Lease Yes No *Exchange Yes No *Sublet Yes No

Lease Type A- Ground Lease B- Net Lease C- Triple-Net Lease (NNN) G- Gross O- Other (See Remarks)
Lease Price Includes A- Building B- Business C- Land E- Not Applicable D- Other (See Remarks)

*Taxes \$ [] *Fiscal Year [] Mill Rate [] *Specific Zoning Code [] Certification Number or Deed Date []
*Assessed Value Land [] *Assessed Value Building [] *Total Assessed Value [] Map [] Block [] Lot [] *Book [] *Page []

*Zone Description or Title A- Legal Conforming B- Legal Non-Conforming C- Other (See Remarks)
*Type of CI (choose only one) Commercial Industrial 5+ Residential Land Office

UNITS SQUARE FEET
*Residential *Square Feet *# Buildings # of Restrooms # of Loading Docks # Drive in Doors
*Office *Square Feet Ceiling Height *# Stories # Units Traffic Count/Day
*Retail *Square Feet *Approximate Lot Size Approximate Acres Approximate Frontage Approximate Depth
*Warehouse *Square Feet *Year Established *Year Established Source *21E on File
*Manufacturing *Square Feet Site Condition
Total Units Total Square Feet

Survey Yes No Unknown Unspecified Plat Plan Yes No Unknown Unspecified Lien & Encumbent Yes No Unknown Unspecified
Expandable Yes No Unknown Unspecified Underground Tank Yes No Unknown Unspecified Easements Yes No Unknown Unspecified
Dividable Yes No Unknown Unspecified Sub-Dividable Yes No Unknown Unspecified Elevator Yes No Unknown Unspecified
Sprinklers Yes No Unknown Unspecified Railroad Siding Yes No Unknown Unspecified Handicap Accessible Yes No Unknown Unspecified

Gross Annual Income \$ [] *Net Operating Income \$ [] Gross Annual Expenses \$ [] Special Financing Yes No Unknown Unspecified
Association Yes No Unknown Unspecified Association Fee []

Association Fee Includes
 A- Heat H- Security O- Snow Removal V- Paddle Tennis 3- Extra Storage
 B- Hot Water I- Swimming Pool P- Golf Course W- Exercise Room 4- Refuse Removal
 C- Electric J- Laundry Facilities Q- Putting Green X- Sauna/Steam 5- Garden Area
 D- Gas K- Elevator R- Tennis Court Y- Clubroom 6- Valet Parking
 E- Water L- Exterior Maintenance S- Playground Z- Walking/Jogging Trails 7- N/A
 F- Sewer M- Road Maintenance T- Park 1- Beach Rights 8- Air Conditioning
 G- Master Insurance N- Landscaping U- Recreational Facilities 2- Dock/Mooring 9- Parking

***Parking Spaces**

Parking Description

<input type="checkbox"/> A- 1-10 Spaces	<input type="checkbox"/> E- Garage	<input type="checkbox"/> J- 11-20 Spaces	<input type="checkbox"/> N- Paved Driveway	<input type="checkbox"/> R- Off Site
<input type="checkbox"/> B- Assigned	<input type="checkbox"/> F- Open	<input type="checkbox"/> K- 21+ Spaces	<input type="checkbox"/> O- Unpaved Driveway	<input type="checkbox"/> S- On Site
<input type="checkbox"/> C- Detached	<input type="checkbox"/> G- Street	<input type="checkbox"/> L- Improved Driveway	<input type="checkbox"/> P- Leased	<input type="checkbox"/> T- Reserved
<input type="checkbox"/> D- Attached	<input type="checkbox"/> H- Under	<input type="checkbox"/> M- Stone/Gravel	<input type="checkbox"/> Q- No Parking	<input type="checkbox"/> U- Shared

Location

<input type="checkbox"/> A- Downtown	<input type="checkbox"/> E- Park	<input type="checkbox"/> I- Industrial Park	<input type="checkbox"/> M- Highway Access	<input type="checkbox"/> P- Corner Lot
<input type="checkbox"/> B- Urban	<input type="checkbox"/> F- Shopping Mall	<input type="checkbox"/> J- Office Park	<input type="checkbox"/> N- Public Transportation	<input type="checkbox"/> Q- Interior Lot
<input type="checkbox"/> C- Suburban	<input type="checkbox"/> G- Strip	<input type="checkbox"/> K- Free Standing	<input type="checkbox"/> O- Central Business District	<input type="checkbox"/> R- Neighborhood
<input type="checkbox"/> D- Rural	<input type="checkbox"/> H- Historic	<input type="checkbox"/> L- Interstate		

Utilities

<input type="checkbox"/> A- Public Water	<input type="checkbox"/> D- Private Sewer	<input type="checkbox"/> G- Natural Gas	<input type="checkbox"/> J- 220 Volts	<input type="checkbox"/> N- Fiber Optic
<input type="checkbox"/> B- Private Water	<input type="checkbox"/> E- Water Available	<input type="checkbox"/> H- Bottled Gas	<input type="checkbox"/> K- 440 Volts	<input type="checkbox"/> M- Other (See Remarks)
<input type="checkbox"/> C- Public Sewer	<input type="checkbox"/> F- Sewer Available	<input type="checkbox"/> I- 110 Volts	<input type="checkbox"/> L- Three Phase	

Roof Material

<input type="checkbox"/> A- Aluminum	<input type="checkbox"/> J- Asphalt/Composition Shingles	<input type="checkbox"/> O- Teme - Coated - Stainless	<input type="checkbox"/> T- Composition	<input type="checkbox"/> Y- Shake
<input type="checkbox"/> B- Membrane	<input type="checkbox"/> K- Clay	<input type="checkbox"/> P- Vegetation/Garden	<input type="checkbox"/> U- Metal	<input type="checkbox"/> Z- Slate
<input type="checkbox"/> C- Combination	<input type="checkbox"/> L- Living	<input type="checkbox"/> Q- Asphalt/Fiberglass Shingles	<input type="checkbox"/> V- Reflective Roofing - ENERGY STAR	<input type="checkbox"/> 1- Wood Shingles
<input type="checkbox"/> D- Shingle	<input type="checkbox"/> M- Metal Roofing (Recycled)	<input type="checkbox"/> R- Bitumen	<input type="checkbox"/> W- Rolled	<input type="checkbox"/> 2- Tile
<input type="checkbox"/> E- Tar & Gravel	<input type="checkbox"/> N- Radiant Roof Barriers	<input type="checkbox"/> S- Channel	<input type="checkbox"/> X- Rubber	<input type="checkbox"/> F- Other (See Remarks)

Construction

<input type="checkbox"/> A- Aluminum	<input type="checkbox"/> C- Stone/Concrete	<input type="checkbox"/> E- Mason	<input type="checkbox"/> G- Stucco	<input type="checkbox"/> H- Other (See Remarks)
<input type="checkbox"/> B- Brick	<input type="checkbox"/> D- Frame	<input type="checkbox"/> F- Steel		

***Seller Disclosure Declaration** Yes No

Disclosures (Max. 300 Characters. Please include an additional page if needed.)

****REMINDER****

As stated in the MLS PIN Rules & Regulations Sec 1.0 (e), **no broker, agent or agency may be named or identified, nor may any web, e-mail or voicemail address or other personal form of identification be included**, in any section or field of any Property Data Form, except only in "Firm Remarks", "Team Member", and "Special

Public Remarks (Max. 1000 Characters. Please include an additional page if needed.)

Firm Remarks (Max. 300 Characters. Please include an additional page if needed.)

Exclusions (Max. 100 Characters. Please include an additional page if needed.)