

**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@AlliancrealtyNE.com](mailto:info@AlliancrealtyNE.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) \_\_\_\_\_  
 \*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"/> D- Exclusive Agency	<input type="checkbox"/> H- Facilitation/Exclusive Right to Sell With Named Exclusion	<input type="checkbox"/> K- Facilitation/Exclusive Right to Sell With Dual Rate of Commission
<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  \*Town  \*State  \*Zip Code  - Zip 4

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

Grade School (Max. 15 Characters)  Middle School (Max. 15 Characters)  High School (Max. 15 Characters)

**\*Directions** (Max. 100 Characters)

**Sub-Agent Showing**

<input type="checkbox"/> A- Call List Office	<input type="checkbox"/> C- Call List Agent	<input type="checkbox"/> H- Accompanied Showings	<input type="checkbox"/> J- Sign	<input type="checkbox"/> M- Call Centralized Showing Service at 888-866-8388
<input type="checkbox"/> B- Owner	<input type="checkbox"/> G- Go Direct	<input type="checkbox"/> I- Appointment Required	<input type="checkbox"/> K- Call MAPASS at 508-389-1780	<input type="checkbox"/> L- Other (See Special Showing Instructions)

**Buyer's Agent Showing**

<input type="checkbox"/> A- Call List Office	<input type="checkbox"/> C- Call List Agent	<input type="checkbox"/> H- Accompanied Showings	<input type="checkbox"/> J- Sign	<input type="checkbox"/> M- Call Centralized Showing Service at 888-866-8388
<input type="checkbox"/> B- Owner	<input type="checkbox"/> G- Go Direct	<input type="checkbox"/> I- Appointment Required	<input type="checkbox"/> K- Call MAPASS at 508-389-1780	<input type="checkbox"/> L- Other (See Special Showing Instructions)

**Facilitator Showing**

<input type="checkbox"/> A- Call List Office	<input type="checkbox"/> C- Call List Agent	<input type="checkbox"/> H- Accompanied Showings	<input type="checkbox"/> J- Sign	<input type="checkbox"/> M- Call Centralized Showing Service at 888-866-8388
<input type="checkbox"/> B- Owner	<input type="checkbox"/> G- Go Direct	<input type="checkbox"/> I- Appointment Required	<input type="checkbox"/> K- Call MAPASS at 508-389-1780	<input type="checkbox"/> L- Other (See Special Showing Instructions)

**Special Showing Instructions** (Max. 100 Characters)

**\*Taxes \$**  **\*Fiscal Year**  **\*Assessed Value**  **\*Specific Zoning Code**  **Certification Number or Deed Date**

**Map**  **Block**  **Lot**  **\*Book**  **\*Page**

**\*Type of LD (choose only one)**  Residential  Agricultural  Commercial  Non-Buildable  Parking

**\*Zone Usage**

A- Single Family  E- Agriculture  H- General Business  K- Limited Business  M- Open Space  
 B- Multi Family  F- Cluster  I- Industrial - Heavy  L- Needs Change  D- Other (See Remarks)  
 C- Condo/Co-op  G- Commercial  J- Industrial - Light

**# Lots Approved**  **Cable Available**  Yes  No  Unknown  Unspecified **Perc Test**  Yes  No  Unknown  Unspecified **Perc Test Date**

**Lot Improvements**

A- Curbs & Gutters  C- Sidewalks  E- Rough Graded  G- Lot Staked  J- None  
 B- Storm Drains  D- Fence  F- Finish Graded  H- Shared Drive  I- Other (See Remarks)

**Documents in Hand**

A- Legal Description  F- Building Permit  J- Restrictive Covenants  N- Soil Survey  R- Drawings  
 B- Perc Test  G- Land Survey  K- Leases  O- Aerial Photo  S- Brochure  
 C- 21E Certificate  H- Topographical Map  L- Environmental Impact Study  P- Appraisal  U- None  
 D- Septic Design  I- Order of Conditions  M- Recorded Plat  Q- Blueprints  T- Other (See Remarks)  
 E- Subdivision Approval

**\*Approximate Lot Size**  (Sq. Ft.) **Approximate Street Frontage**  **DEQE/DEP #**   
**Total Approximate Acres**  **Approximate Timber Acres**  **Approximate Cultivation Acres**  **Approximate Pasture Acres**

**\*Land Description**

A- Underground Storage Tank  F- Elevated  K- Stream  Q- Cleared  V- Marsh  
 B- Easements  G- Wetlands  L- Golf Course Frontage  R- Farmland  W- Steep Slope  
 C- Flood Plain  H- Sloping  M- Additional Land Available  S- Fenced/Enclosed  X- Scenic View(s)  
 D- Level  I- Wooded  N- Irregular Lot  T- Fill Needed  Y- Zero Lot Line  
 E- Rolling  J- Corner  P- City View(s)  U- Gentle Slope  O- Other (See Remarks)

**Home Owner's Association**  Yes  No  Unknown  Unspecified **Mandatory HOA**  Yes  No  Unknown  Unspecified **HOA Fee**

**Area Amenities**

A- Public Transportation  E- Park  I- Medical Facility  N- Highway Access  R- Public School  
 B- Shopping  F- Walking/Jogging Trails  J- Laundromat  O- House of Worship  S- T-Station  
 C- Swimming Pool  G- Stables  L- Bike Path  P- Marina  T- University  
 D- Tennis Court  H- Golf Course  M- Conservation Area  Q- Private School  K- Other (See Remarks)

**\*Waterfront**  Yes  No

**Waterfront Features**

A- Ocean  F- Bay  L- Access  Q- Deep Water Access  U- Navigable  
 B- Sound  G- Harbor  N- Canal  R- Direct Access  V- Public  
 C- Lake  H- Dock/Mooring  O- Bog  S- Marina  W- Private  
 D- River  I- Frontage  P- Creek  T- Marsh  M- Other (See Remarks)  
 E- Pond  J- Walk to

**Water View**  Yes  No  Unknown  Unspecified

**Water View Features**

A- Bay  E- Dock/Mooring  I- Marsh  L- Private  O- Sound  
 B- Bog  F- Harbor  J- Ocean  M- Public  P- Walk to  
 C- Canal  G- Lake  K- Pond  N- River  Q- Other (See Remarks)  
 D- Creek  H- Marina

**\*Beach Nearby**  Yes  No

**Beach Approximate Miles to**

- 0 to 1/10 Mile
- 1/10 to 3/10 Mile
- 3/10 to 1/2 Mile
- 1/2 to 1 Mile
- 1 to 2 Miles
- Unknown
- Unspecified

**Beach Description**

- |                                    |                                       |   |   |
|------------------------------------|---------------------------------------|---|---|
| <input type="checkbox"/> A- Bay    | <input type="checkbox"/> D- Lake/Pond | <input type="checkbox"/> H- Access        | <input type="checkbox"/> K- Sound               |
| <input type="checkbox"/> B- Creek  | <input type="checkbox"/> E- Ocean     | <input type="checkbox"/> I- Direct Access | <input type="checkbox"/> L- Walk to             |
| <input type="checkbox"/> C- Harbor | <input type="checkbox"/> F- River     | <input type="checkbox"/> J- Frontage      | <input type="checkbox"/> G- Other (See Remarks) |

**Beach Ownership**

- A- Private
- B- Public
- C- Association
- D- Deeded Rights
- E- Other (See Remarks)

**Road Type**

- |                                     |  |  |   |
|-------------------------------------|--|--|---|
| <input type="checkbox"/> A- Public  | <input type="checkbox"/> E- Publicly Maintained  | <input type="checkbox"/> I- Sidewalk     | <input type="checkbox"/> M- State Road          |
| <input type="checkbox"/> B- Private | <input type="checkbox"/> F- Privately Maintained | <input type="checkbox"/> J- Paper Road   | <input type="checkbox"/> N- U.S. Highway        |
| <input type="checkbox"/> C- Paved   | <input type="checkbox"/> G- Cul-de-sac           | <input type="checkbox"/> K- Country Road | <input type="checkbox"/> P- None                |
| <input type="checkbox"/> D- Unpaved | <input type="checkbox"/> H- Dead End             | <input type="checkbox"/> L- City Street  | <input type="checkbox"/> O- Other (See Remarks) |

**\*Electric**

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> A- On-Site   | <input type="checkbox"/> C- Nearby      | <input type="checkbox"/> E- None                |
| <input type="checkbox"/> B- At Street | <input type="checkbox"/> D- Underground | <input type="checkbox"/> F- Other (See Remarks) |

**\*Sewer**

- |                                     |                                       |   |
|-------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> A- Private | <input type="checkbox"/> C- On-Site   | <input type="checkbox"/> E- Nearby              |
| <input type="checkbox"/> B- Public  | <input type="checkbox"/> D- At Street | <input type="checkbox"/> F- Other (See Remarks) |

**Sewerage District**

**\*Water**

- |                                     |                                       |   |
|-------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> A- Private | <input type="checkbox"/> C- On-Site   | <input type="checkbox"/> E- Nearby              |
| <input type="checkbox"/> B- Public  | <input type="checkbox"/> D- At Street | <input type="checkbox"/> F- Other (See Remarks) |

**\*Gas**

- |                                       |                                    |   |
|---------------------------------------|------------------------------------|---|
| <input type="checkbox"/> A- On-Site   | <input type="checkbox"/> C- Nearby | <input type="checkbox"/> E- Other (See Remarks) |
| <input type="checkbox"/> B- At Street | <input type="checkbox"/> D- None   |   |

**Adult Community**

- Yes
- No
- Unknown
- Unspecified

**\*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.)