

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

State-Wide Multiple Listing Service, Inc. Category 5



Commercial/Investment/Industrial - CII

KEYWORDS: Fill in the Blanks for each keyword, enter information as prompted by the computer. (R)'s denote required entries for adding a listing. Shaded Keywords are explained on Back of Form

(R)Listing Member ID: _____ (R)Company Code: _____ Showing Associate ID: _____ Showing Associate Phone: _____
 Showing Assoc. Email: _____ (R>List Date: ___/___/___ (R)Exp Date: ___/___/___ (R>List Price: \$ _____
 (R)Compensation to Coop. Broker: _____ (R)Lockbox: _____ (R)Photo Instructions: _____ Enhanced Photo Service: _____
 44 CHARACTERS MAX

Choose Your Internet Display Options:

If the fields below are N, then all other Internet display options will not apply and Seller Opt out form must be completed.

Select the sites where you would like this listing and/or property address to appear:

(R)Internet Display: _____
 (R)Internet Address Display: _____

(R)IDX Sites: _____ Y/N
 (R)RILiving.com: _____ Y/N
 (R)Realtor.com: _____ Y/N
 (R)IDX Sites Address Display: _____ Y/N
 (R)RILiving.com Address Display: _____ Y/N
 (R)Realtor.com Address Display: _____ Y/N

Allow Property Value Estimates on VOWs Y/N
 Allow AVM: _____
 Allow Property Comments/Reviews on VOWs Y/N
 Allow Comments: _____

(R)State: _____ (R)County: _____ (R)Municipality: _____ (R)Street Number: _____ - _____ (R)Street Name: _____
ADDL ST. # 50 CHARACTERS MAX
 (R)Street Suffix: _____ Complex Unit#: _____ (R)Zip: _____ - _____ (R)Neighborhood: _____ (R)Under Construction: _____
ZIP + 4 22 CHARACTERS MAX Y/N
 (R)Year Built: _____ (R)Assessor's Plat/Map: _____ Block: _____ (R)Lot/Parcel: _____ (R)Assessment: \$ _____ (R)Real Estate Taxes: \$ _____
TO THE NEAREST \$
 (R)Tax Year: _____ (R)Fire District Tax: _____ Zoning: _____ Business ML#: _____ Lot Frontage: _____
Not intended for Legal Use If Applicable
 (R)Approx. Lot Square Ft: _____ Approx. Lot Acres: _____ Foundation Size: _____ x _____ (R)Sign on Property: _____ Condo: _____
L W Y/N Y/N
 (R)Assoc. Fee: \$ _____ per _____ (R)Owner Annual Expenses: \$ _____ Owner Gross Income: \$ _____ (R)Profit/Loss Stmt: _____
Y/M (Yearly/Monthly) Minus Real Estate Taxes Y/N
 (R)No. of Buildings: _____ (R)No. of Levels: _____ (R)Vacancy Rate: _____% No. of Efficiencies: _____ No. of 1 Beds: _____ No. of 2 Beds: _____ No. of 3 Beds: _____
 (R)Onsite Parking Spaces: _____ (R)Present Use: _____ Owner Name: _____
 Owner Phone: _____ (R)Entry Only Listing: _____ (R)Subsidized Housing: _____ Short Sale: _____ (R)REO/Lender Owned: _____
Y/N Y/N Y/N Y/N

Showing Instructions: _____
(200 CHAR. MAX)

 Compensation Comments: _____
(62 CHARACTERS MAX)

All fields below are (R) required.

	(R)Units	(R)Sq. Ft	(R) Annual Rent
Residential:	_____	_____	\$ _____
Office:	_____	_____	\$ _____
Retail:	_____	_____	\$ _____
Warehouse:	_____	_____	\$ _____
Manufacturing:	_____	_____	\$ _____
Other:	_____	_____	\$ _____

Totals will automatically be computed in Book and Computer

FEATURES: For "Equipment Feature" choose only those included in list price

<p>(R)TYPE</p> <p>___ A. Multi-Family ___ B. Office ___ C. Retail ___ D. Commercial ___ E. Industrial ___ F. Hotel/Motel ___ G. Food/Beverage ___ H. Mixed ___ I. Warehouse ___ J. Bed & Breakfast ___ Z. Other</p> <p>(R)LOCATION</p> <p>___ A. Downtown ___ B. Urban ___ C. Suburban ___ D. Rural ___ E. Park ___ F. Shopping Mall ___ G. Strip ___ H. Historic ___ I. Industrial Park ___ J. Office Park ___ K. Free Standing</p> <p>NEAR</p> <p>___ A. Shopping ___ B. Bus ___ C. Commuter Bus</p>	<p>___ D. Interstate ___ E. Highway Access ___ F. Hospital ___ G. Rec. Facilities ___ H. Schools ___ I. Rail</p> <p>SITE</p> <p>___ A. Fenced ___ B. Paved ___ C. Corner ___ D. Cul De Sac ___ E. Waterfront ___ F. Assoc. Fee ___ G. Water View ___ H. Rail Spur</p> <p>SUBJECT TO</p> <p>___ A. Wetlands ___ B. Flood Plan ___ C. DEM Approval ___ D. Deed Res. ___ E. Leases ___ F. Easements ___ G. Mineral Rights ___ H. Zoning</p> <p>(R)ROAD</p> <p>___ A. None ___ B. Private</p>	<p>___ C. Municipal ___ D. State ___ E. Unimproved ___ F. Gravel ___ G. Black Tar ___ H. Concrete ___ I. Sidewalks ___ J. Street Lights ___ K. High Traffic</p> <p>UTILITIES</p> <p>___ A. Gas ___ B. Fiber Optic ___ C. Telephone ___ D. Cable TV ___ E. Underground ___ F. Janitorial Service ___ Z. Other</p> <p>(R)ELECTRICAL</p> <p>___ A. 100 Amps ___ B. 110 Volts ___ C. 220 Volts ___ D. 440 Volts ___ E. +440 Volts ___ F. 3 Phases ___ G. Underground ___ H. Upgradeable ___ Z. None</p>	<p>(R)SEWER</p> <p>___ A. Public Connect ___ B. Public Available ___ C. Private ___ D. Assessment ___ E. Pre-Treatment ___ F. Storm ___ Z. None</p> <p>(R)WATER SUPPLY</p> <p>___ A. Public Connected ___ B. Public Available ___ C. Private ___ D. Assessment ___ E. Well ___ Z. None</p> <p>HAVE</p> <p>___ A. Boundary Survey ___ B. Site Plan ___ C. Recorded Plan ___ D. Aerial Photo ___ E. Topography Survey ___ F. Soil Survey ___ G. Environmental Site Assmt ___ H. Perc Test ___ I. Ground Water Test ___ J. Septic Design ___ K. Invest Analysis ___ L. Feasibility Study</p>	<p>___ M. Architect Drawings ___ N. Load Stress Analysis ___ O. Liquor License</p> <p>(R)BUILDING</p> <p>___ A. Brick ___ B. Frame ___ C. Masonry ___ D. Steel ___ E. Pre-Cast ___ F. Historic ___ Z. Other</p> <p>BLDG FEATURES</p> <p>___ A. Load Stress ___ B. Drive-thru ___ C. Restrooms ___ D. Cafeteria ___ E. Computer Facility ___ F. Laboratory ___ G. Laundry Room ___ H. Garage ___ I. Sprinklers ___ J. Elevator ___ K. Security ___ L. Security Lights ___ M. Overhead Crane</p>
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FEATURES (continued)

(R)BASEMENT

- A. Slab
- B. Crawl Space
- C. Partial
- D. Full
- E. Concrete
- F. Dirt
- G. Storage Area
- H. Common
- I. Finished
- Z. None

(R)CEILING HGT

- A. Less than 7'
- B. 7'-9'
- C. 9'-12'
- D. 12'-15'
- E. 15'-17'
- F. 17'-20'
- G. 20' +

(R)LOADING DOOR

- A. None
- B. Less than 6'
- C. 6'-9'
- D. 9'-11'
- E. 11'-14'
- F. + 14'
- G. Ground Level
- H. Truck Level
- I. Potential

TERMS

- A. Assumable
- B. Seller 1st
- C. Seller 2nd
- D. Lease Back
- E. Option Avail.
- F. Rent w/ option
- G. Exch. Considered
- H. Joint Venture
- I. Special
- J. Will Sub-divide
- K. Will Lease

OCCUPANCY

- A. Immediate
- B. 45 Days
- C. 45-90 Days
- D. Negotiable
- E. Leases
- F. Month to Month
- G. Week to Week
- H. Vacant

TENANT PAYS

- A. Taxes
- B. Taxes over Base
- C. Heat
- D. Air Conditioner
- E. Electric
- F. Sewer
- G. Water
- H. Insurance
- I. Janitorial
- J. Trash Service
- K. Snow Removal
- L. Parking
- M. Expenses over Base

- N. Escalator

OWNER PAYS

- A. Taxes
- B. Heat
- C. Air Condition
- D. Electric
- E. Sewer
- F. Water
- G. Insurance
- H. Janitorial
- I. Trash Services
- J. Snow Removal
- K. Parking
- L. All Expenses

HEAT

- A. Gas
- B. Oil
- C. Electric
- D. Bottle Gas
- E. Coal
- F. Central Steam
- G. Baseboard

- H. Hot Air
- I. Heat Pump
- J. Central
- K. Partial
- L. Zoned
- M. Other
- Z. None

GAS

- A. Connected
- B. Available
- Z. None

COOLING

- A. Central
- B. Window Units
- C. Office Only
- D. Heat Pump
- E. Partial
- Z. None

Remarks: (250 CHAR. MAX)

Photo Instructions: (56 CHAR. MAX)

SELLER(S) AGREE(S) ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE OR AGREE(S) TO CHANGES IN ORIGINAL AGREEMENT. The listing broker has gathered the above information to the best of his/her ability based on information provided from other sources, including but not limited to the seller. This should in no way be a substitution for independent inquiries by the buyer.

Seller(s) _____ Date: _____

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Seller(s) _____ Date: _____

Category 5 - Commercial/Industrial/Investment Listing
The Seller must initial any and all crossovers. All owners must sign where indicated.

<p>VOW KEYWORDS</p> <p>Internet Display = Y/N Does the seller want their listing to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Internet Address Display = Y/N Does the seller want their address to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Allow AVM = Y/N Does the seller want automated price estimates to appear on the web?</p> <p>Allow Comments = Y/N Does the seller want comments about their property to appear on the web?</p> <p>IDX Address Display = Y/N Allow the display of a listing's address to appear on IDX sites?</p> <p>Consumer Sites = Y/N Allow the display of a listing to appear on public sites like RILiving?</p> <p>Consumer Sites Address Display = Y/N Allow the display of a listing's address to appear on public sites like RILiving?</p>	<p>LOCK BOX ABBREVIATIONS</p> <table border="0"> <thead> <tr> <th><u>Value</u></th> <th><u>Meaning</u></th> </tr> </thead> <tbody> <tr> <td>N</td> <td>None</td> </tr> <tr> <td>C</td> <td>Company</td> </tr> <tr> <td>O</td> <td>Office</td> </tr> </tbody> </table>	<u>Value</u>	<u>Meaning</u>	N	None	C	Company	O	Office						
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O	Office														
<p>COMPENSATION TO COOPERATING BROKER</p> <p>MLS cannot accept the listing unless the CB keyword is completed. Specifying the compensation of each listing is necessary because the cooperating Broker has a right to know what the compensation shall be prior to his/her endeavor to sell.</p> <p>The compensation shall be shown in one of the following forms:</p> <ol style="list-style-type: none"> By showing a percentage of the gross selling price By showing a definite dollar amount <p>If you offer a DUAL OR VARIABLE RATE COMMISSION (i.e. one in which the seller agrees to pay a specified commission if the property is sold by the listing broker without assistance, and a different commission if the sale results through the efforts of a cooperating broker) the listing broker must disclose by either one of the below formats followed by "V".</p> <p>EXAMPLE: CB: -%V</p> <p>If you take an EXCLUSIVE-RIGHT-TO-SELL contract with Named Prospects Exempted (Reservations) you will denote the compensation in either one of the below formats followed by "R".</p> <p>EXAMPLE: CB: -%R</p> <p>If you take an EXCLUSIVE AGENCY CONTRACT the standard Exclusive-Right -to-Sell contract cannot be used. Fill in the keywords and features page (reverse side of page) in the usual manner and denote the compensation in either one of the below formats followed by the code "XA".</p> <p>EXAMPLE: CB: -%XA</p> <p><i>* All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.</i></p> <p>Add to Compensation to Cooperating Broker -</p> <p>If you list a SHORT SALE property, denote the compensation in one of two forms: Example: X% SS OR X% of total commission received -SS This will alert a cooperating broker that the listing is a short sale</p> <p>When disclosed, participants may, at their discretion, advise other participants whether and how any reduction in the gross commission established in the listing contract, required by the lender as a condition of approving the sale, will be apportioned between listing and cooperating participants.</p> <p>Deductions from Compensation on non-service related fees or expenses are not allowed. Only fees which are payable to a third party such as MLS Photographer, Home Warranty plan, sharing of a referral fee, etc., are allowed.</p> <p>The amount or percentage that is to be deducted, must specify and describe the deduction.</p>	<p>PHOTO INSTRUCTIONS</p> <p>In the first field, enter the letter value that corresponds with the meaning. In the second field, enter the number of photos sent in or to be taken by the MLS photographer.</p> <table border="0"> <thead> <tr> <th><u>Value</u></th> <th><u>Meaning</u></th> </tr> </thead> <tbody> <tr> <td>M</td> <td>MLS Exterior Standard (one exterior shot only-no appointment needed).</td> </tr> <tr> <td>O</td> <td>Exterior Rush (1 day turnaround)</td> </tr> <tr> <td>F</td> <td>REALTOR photo to follow</td> </tr> <tr> <td>R</td> <td>REALTOR Photo (s) submitted</td> </tr> <tr> <td>N</td> <td>No photo is to be printed (owners' authorization on contract)</td> </tr> <tr> <td>C</td> <td>Under Construction</td> </tr> </tbody> </table>	<u>Value</u>	<u>Meaning</u>	M	MLS Exterior Standard (one exterior shot only-no appointment needed).	O	Exterior Rush (1 day turnaround)	F	REALTOR photo to follow	R	REALTOR Photo (s) submitted	N	No photo is to be printed (owners' authorization on contract)	C	Under Construction
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<p>COMPENSATION COMMENTS</p> <p>This field is to be used to explain any deductions or terms from the compensation fields - CB (Compensation to Cooperating Broker) If there are any deductions to be made from compensation, the deduction MUST be stated in the CB field. This is just an additional field to accommodate the explanation.</p>	<p>ENHANCED PHOTO SERVICES</p> <table border="0"> <tbody> <tr> <td>A</td> <td>Appt. needed - Interior/Exterior Enhanced Photos</td> </tr> <tr> <td>E</td> <td>Supplement Photos</td> </tr> <tr> <td>S</td> <td>"Rush" Supplement Photos</td> </tr> <tr> <td>V</td> <td>Visual Tour</td> </tr> </tbody> </table>	A	Appt. needed - Interior/Exterior Enhanced Photos	E	Supplement Photos	S	"Rush" Supplement Photos	V	Visual Tour						
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	<p>STREET NUMBER</p> <p>Street number is limited to two sets of six characters. Therefore, in some instances it is necessary to abbreviate information about the type of number that you are using to identify the property. The street number must comply with the 911 system whenever possible. The first six-digit field is required and can be filled with numbers only. The second six character field is not required and should be used for all additional information (i.e. Box #, Pole #, opposite pole, lot, 1/2 ending house #) as shown below:</p> <table border="0"> <thead> <tr> <th><u>EXAMPLE</u></th> <th><u>Street Address</u></th> <th><u>With Additions</u></th> </tr> </thead> <tbody> <tr> <td>123- PL 1957</td> <td>123 Main Street</td> <td>Pole 1957</td> </tr> <tr> <td>123-A</td> <td>123 A Main Street</td> <td></td> </tr> </tbody> </table>	<u>EXAMPLE</u>	<u>Street Address</u>	<u>With Additions</u>	123- PL 1957	123 Main Street	Pole 1957	123-A	123 A Main Street						
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	<p>YEAR BUILT</p> <p>Year Built is a numeric field (i.e. no alphabetic characters will be accepted). Year Built is the year that the property was built. When the property listed is in new construction, enter as the current year. When the age of the building is unknown, show its age as 9999.</p>														
	<p>MLS Entry-Only Listing shall mean a form of listing submitted to the Service under which the listing broker will provide none of the following services: (a) present offers to purchase directly to the seller; (b) advise the seller as to the merits of the offer; (c) assist the seller in developing, communicating or presenting counteroffers; and (d) participate on the seller's behalf in negotiations leading to the sale of the listing property. Indicate by Y (yes) or N (no) in this field.</p>														