

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 3



Condominium - CND

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: ____
15 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)IDX Sites: <input type="checkbox"/> Y/N	(R)IDX Sites Address Display: <input type="checkbox"/> Y/N	Allow Property Value Estimates on VOWs Y/N
(R)Internet Address Display: ____	(R)RILiving.com: <input type="checkbox"/> Y/N	(R)RILiving.com Address Display: <input type="checkbox"/> Y/N	Allow Property Comments/Reviews on VOWs Y/N
	(R)Realtor.com: <input type="checkbox"/> Y/N	(R)Realtor.com Address Display: <input type="checkbox"/> Y/N	Allow Comments: ____

(R)State: _____ (R)County: _____ (R)Municipality: _____ (R)Street #: _____ - _____ (R)Street Name: _____
ADDL. ST. # 50 CHARACTERS MAX
 (R)Street Suffix: _____ (R)Unit#: _____ (R)Complex Name: _____ (R)Zip: _____ - _____
22 CHARACTERS ZIP + 4
 (R)Neighborhood: _____ (R)Under Construction: ____ (R)Year Built: _____ (R)Assessor's Plat/Map: _____ Assr. Unit: _____
22 CHARACTERS
 Assr. Block: _____ (R)Assr. Lot/Parcel: _____ (R)Assessment: \$ _____ (R)Real Estate Taxes: \$ _____ (R)Tax Year: _____
TO THE NEAREST \$
 (R)Fire District Tax: _____ Zoning: _____ Site Acres _____ (R)Above Grade Living Area: _____ (R)Below Grade Living Area: _____
Not intended for Legal Use Approx. SF Approx. SF Approx. SF
 (R)Under Ground Tank: _____ - _____ (R)Building Levels: _____ (R)Unit Floor #: _____ (R)Unit Levels: _____ Total Units in Complex: _____ (R)Prof. Mgmt: _____
SIZE TYPE
 (R)Total Rooms: _____ (R)Bedrooms: _____ (R)Full Baths: Y/N (R)Half Baths: _____ (R)Unit Fireplaces: _____ Living Room Dimensions: _____ L x _____ W
 MBR Dimensions: _____ x _____ (R)Garage Spaces: _____ Onsite Parking Spaces: _____ (R)Assigned/Unassigned Parking: _____ (R)Pets Allowed: _____
L W A/U Y/N
 (R)Assoc. Fee: \$ _____ per _____ (R)RE Licensee Owner: Y/N (R)Entry Only Listing: Y/N (R)Limited Service Listing: Y/N (R)Sign on Property: Y/N
Y/M (Yearly/Monthly)
 (R)Subsidized Housing: Y/N Short Sale: Y/N (R)REO/Lender Owned: Y/N (R)FHA Approval Status: _____ FHA Approval Exp Date: _____ AccuShow: Y/N
(Required only if status = Approved)

Showing Instructions: _____
(200 CHAR. MAX)

Compensation Comments: _____
(62 CHARACTERS MAX)

Floor Descriptions: _____
 LOWER LEVEL (31 CHARACTERS MAX)
 FIRST FLOOR (31 CHARACTERS MAX)
 SECOND FLOOR (31 CHARACTERS MAX)
 THIRD FLOOR (31 CHARACTERS MAX)

FEATURES:

<p>(R)TYPE</p> <p><input type="checkbox"/> One Level</p> <p><input type="checkbox"/> Town House</p> <p><input type="checkbox"/> High Rise</p> <p><input type="checkbox"/> Other</p> <p><input type="checkbox"/> Time Share</p> <p><input type="checkbox"/> Registered Adult Community</p> <p><input type="checkbox"/> Loft</p> <p><input type="checkbox"/> Green Construction</p> <p><input type="checkbox"/> Co-Op</p> <p><input type="checkbox"/> Dock</p> <p><input type="checkbox"/> Slip</p> <p><input type="checkbox"/> Below Ground Unit</p> <p>(R)ACCESS</p> <p><input type="checkbox"/> 1st Floor</p> <p><input type="checkbox"/> 2nd Floor</p> <p><input type="checkbox"/> 3rd Floor & Above</p> <p><input type="checkbox"/> Private Entry</p> <p><input type="checkbox"/> Elevator</p> <p><input type="checkbox"/> None</p> <p>(R)GARAGE</p> <p><input type="checkbox"/> Carport</p> <p><input type="checkbox"/> Attached</p> <p><input type="checkbox"/> Detached</p> <p><input type="checkbox"/> Integral</p> <p><input type="checkbox"/> Door Opener</p> <p><input type="checkbox"/> None</p>	<p>(R)FIREPLACE</p> <p><input type="checkbox"/> Brick</p> <p><input type="checkbox"/> Marble</p> <p><input type="checkbox"/> Stone</p> <p><input type="checkbox"/> Tile</p> <p><input type="checkbox"/> Woodframe</p> <p><input type="checkbox"/> Zero Clearance</p> <p><input type="checkbox"/> None</p> <p>EQUIPMENT</p> <p><input type="checkbox"/> Refrigerator</p> <p><input type="checkbox"/> Oven/Range</p> <p><input type="checkbox"/> Disposal</p> <p><input type="checkbox"/> Dishwasher</p> <p><input type="checkbox"/> Hood</p> <p><input type="checkbox"/> Exhaust Fan</p> <p><input type="checkbox"/> Dryer</p> <p><input type="checkbox"/> Microwave</p> <p><input type="checkbox"/> Intercom</p> <p><input type="checkbox"/> Ceiling Fan</p> <p><input type="checkbox"/> Trash Comp.</p> <p><input type="checkbox"/> Washer</p> <p><input type="checkbox"/> Central Vacuum</p> <p><input type="checkbox"/> Alarm Owned</p> <p><input type="checkbox"/> Alarm Rented</p> <p><input type="checkbox"/> Wood Stove</p> <p><input type="checkbox"/> Coal Stove</p> <p><input type="checkbox"/> Hot Tub</p> <p><input type="checkbox"/> Sauna</p> <p><input type="checkbox"/> Whirlpool</p> <p><input type="checkbox"/> BBQ Grill</p>	<p><input type="checkbox"/> Central Antenna</p> <p><input type="checkbox"/> TV Antenna</p> <p><input type="checkbox"/> Cable TV</p> <p><input type="checkbox"/> Satellite Dish</p> <p><input type="checkbox"/> Pellet Stove</p> <p>ROOMS</p> <p><input type="checkbox"/> Foyer Hall</p> <p><input type="checkbox"/> Dining Room</p> <p><input type="checkbox"/> Dining Area</p> <p><input type="checkbox"/> Eat in Kitchen</p> <p><input type="checkbox"/> Family Room</p> <p><input type="checkbox"/> Den</p> <p><input type="checkbox"/> Library</p> <p><input type="checkbox"/> Rec. Room</p> <p><input type="checkbox"/> MBR w/Bath</p> <p><input type="checkbox"/> Florida Room</p> <p><input type="checkbox"/> Solar Room</p> <p><input type="checkbox"/> Greenhouse</p> <p><input type="checkbox"/> Utility Room</p> <p><input type="checkbox"/> Workshop</p> <p><input type="checkbox"/> Great Room</p> <p><input type="checkbox"/> Living Room</p> <p><input type="checkbox"/> MBR on 1st Flr.</p> <p>INTERIOR</p> <p><input type="checkbox"/> Cathedral Ceilings</p> <p><input type="checkbox"/> Skylight</p> <p><input type="checkbox"/> Dry Bar</p> <p><input type="checkbox"/> Wet Bar</p> <p><input type="checkbox"/> Cedar Closet</p>	<p><input type="checkbox"/> Attic Storage</p> <p><input type="checkbox"/> Attic Stairs</p> <p><input type="checkbox"/> Internal Expansion</p> <p><input type="checkbox"/> Rough Bath</p> <p>HANDICAP ACCESSIBLE</p> <p><input type="checkbox"/> Ramps/No Steps</p> <p><input type="checkbox"/> Wide Doors</p> <p><input type="checkbox"/> Elevator</p> <p><input type="checkbox"/> Complete Handicap Fixtures</p> <p><input type="checkbox"/> Low Pile Carpet</p> <p><input type="checkbox"/> Extra Wide Shower</p> <p><input type="checkbox"/> Adjusted Hgt Sink - No Cabinets Below</p> <p><input type="checkbox"/> Extra Wide Halls & Doors</p> <p><input type="checkbox"/> Flat Thresholds</p> <p><input type="checkbox"/> One Level</p> <p><input type="checkbox"/> All of the Above</p> <p><input type="checkbox"/> Other</p> <p>LAUNDRY</p> <p><input type="checkbox"/> In Building</p> <p><input type="checkbox"/> In Units</p> <p><input type="checkbox"/> Common</p> <p><input type="checkbox"/> Off Site</p> <p>(R)EXTERIOR</p> <p><input type="checkbox"/> Brick</p> <p><input type="checkbox"/> Masonry</p>	<p><input type="checkbox"/> Shingles</p> <p><input type="checkbox"/> Clapboard</p> <p><input type="checkbox"/> Wood</p> <p><input type="checkbox"/> Aluminum Siding</p> <p><input type="checkbox"/> Vinyl Siding</p> <p><input type="checkbox"/> Other Siding</p> <p><input type="checkbox"/> Insulated Glass Windows</p> <p><input type="checkbox"/> Storm Windows</p> <p><input type="checkbox"/> Storm Door</p> <p><input type="checkbox"/> Patio</p> <p><input type="checkbox"/> Deck</p> <p><input type="checkbox"/> Porch</p> <p><input type="checkbox"/> Breezeway</p> <p><input type="checkbox"/> Patio, Deck, Porch, Breezeway is Screened</p> <p><input type="checkbox"/> Balcony</p> <p><input type="checkbox"/> None</p> <p>(R)FINISHED FLOOR</p> <p><input type="checkbox"/> Plywood</p> <p><input type="checkbox"/> Particle Board</p> <p><input type="checkbox"/> Hardwood</p> <p><input type="checkbox"/> Pine</p> <p><input type="checkbox"/> Parquet</p> <p><input type="checkbox"/> Ceramic</p> <p><input type="checkbox"/> Marble</p> <p><input type="checkbox"/> Vinyl</p> <p><input type="checkbox"/> Wall to Wall Carpet</p> <p><input type="checkbox"/> Laminate</p> <p><input type="checkbox"/> Other</p>
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FEATURES (continued)

<input type="checkbox"/> None WALL <input type="checkbox"/> Plaster <input type="checkbox"/> Dry Wall <input type="checkbox"/> Paneled <input type="checkbox"/> Ceramic <input type="checkbox"/> Wood <input type="checkbox"/> None (R)INSULATION <input type="checkbox"/> Walls <input type="checkbox"/> Ceiling <input type="checkbox"/> Floors <input type="checkbox"/> Cap <input type="checkbox"/> UFFI <input type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> None (R)ELECTRIC <input type="checkbox"/> 30 Amps <input type="checkbox"/> 60 Amps <input type="checkbox"/> 100 Amps <input type="checkbox"/> 150 Amps <input type="checkbox"/> 200+ Amps <input type="checkbox"/> 220 Volts <input type="checkbox"/> Fuses <input type="checkbox"/> Circuit Breaker <input type="checkbox"/> Individual Meter <input type="checkbox"/> Common Meter <input type="checkbox"/> In Fee <input type="checkbox"/> Generator <input type="checkbox"/> 400 Amps <input type="checkbox"/> None <input type="checkbox"/> None (R)WATER SUPPLY <input type="checkbox"/> Connected <input type="checkbox"/> Available <input type="checkbox"/> Assmt to Buyer <input type="checkbox"/> Assmt to Seller <input type="checkbox"/> Well <input type="checkbox"/> Individual Meter <input type="checkbox"/> Common Meter <input type="checkbox"/> In Fee	<input type="checkbox"/> None (R)SEWER <input type="checkbox"/> Connected <input type="checkbox"/> Available <input type="checkbox"/> Assmt to Buyer <input type="checkbox"/> Assmt to Seller <input type="checkbox"/> Septic System <input type="checkbox"/> Other Priv. System <input type="checkbox"/> Unknown <input type="checkbox"/> In Fee <input type="checkbox"/> None (R)PLUMBING <input type="checkbox"/> Mixed <input type="checkbox"/> Copper <input type="checkbox"/> PVC <input type="checkbox"/> Galvanized <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> None (R)HOT WATER <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Solar <input type="checkbox"/> Tank <input type="checkbox"/> Tankless <input type="checkbox"/> Rented <input type="checkbox"/> Individual <input type="checkbox"/> Common <input type="checkbox"/> In Fee <input type="checkbox"/> Indirect <input type="checkbox"/> None <input type="checkbox"/> None (R)HEAT FUEL <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Solar <input type="checkbox"/> Bottle Gas <input type="checkbox"/> Wood <input type="checkbox"/> Coal	<input type="checkbox"/> None <input type="checkbox"/> Other HEAT FUEL - Usage (Gal/Yr) <small>(only applies if oil is selected above)</small> <input type="checkbox"/> 0-399 <input type="checkbox"/> 400-800 <input type="checkbox"/> 800-1200 <input type="checkbox"/> 1200-1600 <input type="checkbox"/> 1600+ <input type="checkbox"/> Unknown <input type="checkbox"/> None (R)HEAT SYSTEM <input type="checkbox"/> Forced Air <input type="checkbox"/> Forced Water <input type="checkbox"/> Steam <input type="checkbox"/> Heat Pump <input type="checkbox"/> Space <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Electric Air Cleaner <input type="checkbox"/> Humidifier <input type="checkbox"/> Rented Burner <input type="checkbox"/> Common <input type="checkbox"/> Individual Control <input type="checkbox"/> Hydro-Air <input type="checkbox"/> None <input type="checkbox"/> None (R)APRX. HEAT\$ <input type="checkbox"/> 0-300 <input type="checkbox"/> 301-600 <input type="checkbox"/> 601-900 <input type="checkbox"/> 901-1200 <input type="checkbox"/> 1201-1500 <input type="checkbox"/> 1501-1800 <input type="checkbox"/> 1801-2100 <input type="checkbox"/> 2101-2400 <input type="checkbox"/> 2401-2800 <input type="checkbox"/> 2801+ <input type="checkbox"/> Undetermined	<input type="checkbox"/> Excl. Coal <input type="checkbox"/> Excl. Wood <input type="checkbox"/> Incl. Hot Water <input type="checkbox"/> Incl. Cooking <input type="checkbox"/> Incl. Dryer <input type="checkbox"/> In Fee <input type="checkbox"/> None (R)COOLING <input type="checkbox"/> Central <input type="checkbox"/> Individual Unit <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole Unit Fan <input type="checkbox"/> Wall Unit <input type="checkbox"/> Ductless AC System <input type="checkbox"/> None <input type="checkbox"/> None SITE <input type="checkbox"/> Wooded <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Horse Perm <input type="checkbox"/> Sidewalks <input type="checkbox"/> Clubhouse <input type="checkbox"/> Tennis <input type="checkbox"/> Pool <input type="checkbox"/> Stable <input type="checkbox"/> Barn <input type="checkbox"/> Security <input type="checkbox"/> None WATER AMENTIES <input type="checkbox"/> Front Salt <input type="checkbox"/> Front Fresh <input type="checkbox"/> View Salt <input type="checkbox"/> View Fresh <input type="checkbox"/> River <input type="checkbox"/> Walk to <input type="checkbox"/> Access <input type="checkbox"/> Flood Insurance <input type="checkbox"/> Dock <input type="checkbox"/> Beach <input type="checkbox"/> Mooring <input type="checkbox"/> Oceanfront <input type="checkbox"/> Walk to Salt Water	<input type="checkbox"/> Walk to Fresh Water NEAR <input type="checkbox"/> Shopping <input type="checkbox"/> Bus <input type="checkbox"/> Commuter Bus <input type="checkbox"/> Highway Access <input type="checkbox"/> Private School <input type="checkbox"/> Public School <input type="checkbox"/> Hospital <input type="checkbox"/> Rec. Facility <input type="checkbox"/> Swimming <input type="checkbox"/> Tennis <input type="checkbox"/> Golf <input type="checkbox"/> Marina <input type="checkbox"/> None (R)PETS ALLOWED <input type="checkbox"/> None <input type="checkbox"/> Cats <input type="checkbox"/> Small dogs <small>(under 25lbs.)</small> <input type="checkbox"/> Large Dogs <small>(over 25lbs.)</small> <input type="checkbox"/> Pets Negotiable <input type="checkbox"/> None TERMS <input type="checkbox"/> Assumable <input type="checkbox"/> Seller 1st <input type="checkbox"/> Seller 2nd <input type="checkbox"/> Rent W/Opt. <input type="checkbox"/> Exchange Consd. <input type="checkbox"/> Closing Cost Asst. <input type="checkbox"/> Special <input type="checkbox"/> Subject to Lender Approval <input type="checkbox"/> None (R)OCCUPANCY <input type="checkbox"/> 1-30 Days <input type="checkbox"/> 30-60 Days <input type="checkbox"/> Negotiable <input type="checkbox"/> Avail. For Rent	<input type="checkbox"/> Leases <input type="checkbox"/> Month to Month <input type="checkbox"/> Week to Week <input type="checkbox"/> Vacant <input type="checkbox"/> None (R)HISTORIC <input type="checkbox"/> National Reg. <input type="checkbox"/> Local Hist. Dist. <input type="checkbox"/> None <input type="checkbox"/> Unknown <input type="checkbox"/> None (R)LISTING CONTRACT <input type="checkbox"/> Excl. Right to Sell <input type="checkbox"/> Excl. Brokerage <input type="checkbox"/> None (R)APPROX. LIVING AREA SOURCE <input type="checkbox"/> Tax Assessor <input type="checkbox"/> Seller <input type="checkbox"/> Licensee Estimated <input type="checkbox"/> Appraisal <input type="checkbox"/> Builder <input type="checkbox"/> Other
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BASEMENT FEATURES (CR) - denotes fields that are conditionally required based on other selections

<input type="checkbox"/> None (R)BASEMENT TYPE <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Crawl Space <input type="checkbox"/> None	<input type="checkbox"/> None (R)BASEMENT FINISH <input type="checkbox"/> Finished <input type="checkbox"/> Part Finished <input type="checkbox"/> Unfinished	<input type="checkbox"/> None (R)No. of BASEMENT ROOMS: _____	<input type="checkbox"/> None (R)FOUNDATION TYPE: <input type="checkbox"/> Brick <input type="checkbox"/> Cement Block <input type="checkbox"/> Concrete <input type="checkbox"/> Mixed <input type="checkbox"/> Piers <input type="checkbox"/> Slab <input type="checkbox"/> Stone <input type="checkbox"/> Unknown
<input type="checkbox"/> None (R)BASEMENT ACCESS: <input type="checkbox"/> Bulkhead <input type="checkbox"/> Walkout <input type="checkbox"/> Interior Only <input type="checkbox"/> Interior & Exterior	<input type="checkbox"/> None (R)PERCENT FINISHED: _____%	<input type="checkbox"/> None (R)BASEMENT ROOMS TYPE: <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom(s) <input type="checkbox"/> Laundry <input type="checkbox"/> Utility <input type="checkbox"/> Work Shop <input type="checkbox"/> Playroom <input type="checkbox"/> Storage Area <input type="checkbox"/> Common	

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: _____

Seller(s) _____ Date: _____

Seller(s) _____ Date: _____

Seller(s) _____ Date: _____

Category 3 - Condominium 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>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 style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Value</th> <th style="text-align: left; border-bottom: 1px solid black;">Meaning</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>	Value	Meaning	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 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"> 1. By showing a percentage of the gross selling price 2. 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 "X".</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:</p> <p>Example: X% SS OR X% of total commission received -SS</p> <p>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>ENHANCED PHOTO SERVICES</p> <table style="width: 100%; border-collapse: collapse;"> <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>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>REALTOR OWNED Y/N</p> <p>This field should be filled in with "Y" if the property is considered to be a broker owned property according to RI State law and/or defined by the Code of Ethics of the National Association of REALTORS</p>																	
<p>LOCK BOX ABBREVIATIONS</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Value</th> <th style="text-align: left; border-bottom: 1px solid black;">Meaning</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>	Value	Meaning	N	None	C	Company	O	Office	<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, ½ ending house #) as shown below:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">EXAMPLE</th> <th style="text-align: left; border-bottom: 1px solid black;">Street Address</th> <th style="text-align: left; border-bottom: 1px solid black;">With Additions</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>	EXAMPLE	Street Address	With Additions	123- PL 1957	123 Main Street	Pole 1957	123-A	123 A Main Street	
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<p>FHA APPROVAL STATUS Please enter one of the following options for this field</p> <p>A= Approved (if status is Approved, then approval expiration date is required)</p> <p>B= Pending</p> <p>C= Rejected</p> <p>D= Withdrawn</p> <p>E= No FHA Status</p>	<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>UNDERGROUND STORAGE TANK</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">SIZE</th> <th style="text-align: left; border-bottom: 1px solid black;">TYPE</th> </tr> </thead> <tbody> <tr> <td>N=None</td> <td>N=None</td> </tr> <tr> <td>U=Unknown</td> <td>U=Unknown</td> </tr> <tr> <td>O=Over 1,100 Gallons</td> <td>H=Heating Oil</td> </tr> <tr> <td>L=Less than 1, 100 Gallons</td> <td>O=Other</td> </tr> </tbody> </table> <p>EX: If an underground storage tank contains over 1, 100 gallons of heating oil, you would enter: O – H</p> <p>EX: If an underground tank held less than 1, 100 gallons of an unknown substance, you would enter: L – U</p>	SIZE	TYPE	N=None	N=None	U=Unknown	U=Unknown	O=Over 1,100 Gallons	H=Heating Oil	L=Less than 1, 100 Gallons	O=Other	<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>							
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<p>FINISHED LIVING AREA</p> <p><i>These fields are to be used for approx. finished living square feet only.</i></p> <p>Above grade living area: Heated Living Area on any level, which is AT, or ABOVE grade. This area SHOULD NOT include the finished areas of basements, nor should it include the finished lower level areas of a Raised Ranch, unfinished rooms on any level or additional finished areas outside the main dwelling such as a carriage house.</p> <p>Below Grade Living Area: Finished, Heated Living Area which is below grade, and/or EXTRANEIOUS (separate) to the main living area can be included in this field; such as finished basements, the finished portion of the lower level of a Raised Ranch, finished attics, carriage houses, etc.</p>	<p>APPROXIMATE LIVING AREA SOURCE - Please indicate the source from which the value for the "Approximate Above Grade Living Area" field was obtained.</p>																	

STANDARD ROOM ABBREVIATION GUIDE

To keep the MLS book consistent the following room abbreviations are to be used when filling in the keywords separated by commas.

Lower Level, First Floor Rooms, Second Floor Rooms, Third Floor Rooms

<p>MAIN ROOMS</p> <p>DR Dining Room</p> <p>FDR Formal Dining Room</p> <p>K Kitchen</p> <p>EIK Eat in Kitchen</p> <p>KDA Kitchen w/ Dining Area</p> <p>PTRY Pantry</p> <p>LR Living Room</p> <p>DBLLR Double Living Room</p> <p>BEDROOMS</p> <p>BR Bedroom</p> <p>MBR Master Bedroom</p>	<p>TBR Twin Bedroom</p> <p>SBR Small Bedroom</p> <p>BATH</p> <p>B Bath</p> <p>FESH Fiberglass Enclosed Shower</p> <p>PESH Plastic Enclosed Shower</p> <p>TBTS Tile Bath w/ Tub & Shower</p> <p>OBT Old Bath w/Tub</p> <p>OBTS Old Bath w/ Tub & Shower</p> <p>TBT Tile Bath w/ Tub</p> <p>BSS Bathroom w/ Shower Stall</p>	<p>TBSS Tile Bath w/Shower Stall</p> <p>BT Bath w/ Tub</p> <p>BTS Bath w/ Tub & Shower</p> <p>LAV Lavette</p> <p>WHRL Whirlpool</p> <p>MISCELLANEOUS ROOMS</p> <p>CH Center Hall</p> <p>DEN Den</p> <p>EF Entry Foyer</p> <p>EH Entry Hall</p> <p>FR Family Room</p>	<p>FP Fireplace</p> <p>FLRM Florida Room</p> <p>LDRY Laundry Room</p> <p>LIB Library</p> <p>PRCH Porch</p> <p>RH Rear Hall</p> <p>RECRM Recreation Room</p> <p>SOLRM Solarium</p> <p>STDY Study</p> <p>SNRM Sun Room</p> <p>VEST Vestibule</p> <p>WKSHOP Workshop</p>
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