

NetRealtyNow.com llc.

EXCLUSIVE AGENCY LISTING AGREEMENT TO MARKET PROPERTY THROUGH THE REALTOR MULTIPLE LISTING SYSTEM OF MASSACHUSETTS (MLSPIN)

In consideration of the services provided by Thomas S. Hennerty, A Massachusetts Licensed Real Estate Broker, doing business as (DBA) Netrealtynow.com llc. ("Broker") for listing _____'s (henceforth referred to as "Seller") with the Realtor Multiple Listing System (MLSPIN), the parties agree as follows:

1. **PROPERTY:** Seller represents that Seller is the legal titleholder to the Property commonly known as _____, in the City of _____ and State of _____ and has the right to sell the Property. Seller agrees to offer for sale through the services provided by Broker the Property, fixtures and all improvements thereon. All personal property to be conveyed at the time of sale shall be listed by Seller in the Real Estate Sales Contract entered into between Seller and Buyer and shall be transferred free of any liens.
2. **SELLING PRICE:** The Property and all improvements are offered for sale at a selling price of \$ _____. Seller is solely responsible for determining the appropriate selling price of the property.
3. **SELLERS OBLIGATIONS, MRIS INFORMATION AND VERIFICATION FORM:**
 - (a) Seller shall provide Broker with all the information requested and represents that said information is true and accurate to the best of the Seller's knowledge. Seller is responsible for any and all inaccuracies contained in the information provided to Broker. Seller understands that Broker does not conduct any investigation of the Property to verify the information provided by Seller and is not responsible for the accuracy of the information.
 - (b) Broker shall input the above referenced information with the local MLS. Broker shall complete a verification Form setting forth all of the information provided by Seller and as inputted on the MLS. Seller agrees to review, verify, sign and return the Form with corrections, if any, to Broker within 24 hours of receipt. Seller agrees to be responsible for any inaccuracies in the signed form. In the event Broker does not receive the signed Form within said time, Broker may remove the listing from the MLS until the form is received. Nothing contained herein shall serve to extend the term of this Agreement or entitle Seller to a refund of the service fee paid.
 - (c) Seller agrees to make the Property available to MLS members at all reasonable hours for showing to prospective Buyers during the term of this Agreement.
 - (d) Seller understands and accepts that Broker is not agreeing to find or obtain a Buyer for the purchase of Seller's Property and that the only service provided by it are those listed herein.
4. **TERM:**
 - (a) The term of this Agreement shall commence on _____ and terminate on _____, not to exceed 180 days.

- (b) **SERVICE FEE**: Seller agrees to pay at the time of entering into this Agreement a service fee as outlined below for each term that this agreement is in effect. Listing Broker, NetRealtyNow.com, shall not be entitled to any commission or other compensation as a result of the sale of Seller's Property.

(Please circle desired plan)

Plan 1 \$299 **Property listed by licensed broker180 day listing in the "Realtor MLS", Realtor.com (enhanced showcase listing), homesdatabase.com, washingtonpost.com and other participating websites**Up to 15 photographs published in the MLS and up to 25 in Realtor.com, photos supplied by owner**Initial phone consultation with listing broker**Free editing of the MLS listing during listing term**Recent sales information on comparable properties**Contracts, disclosures and other forms necessary to complete the transaction.**

Plan 2 \$499 **Property listed by licensed broker180 day listing in the "Realtor MLS", Realtor.com (enhanced showcase listing), homesdatabase.com, washingtonpost.com and other participating websites**Up to 15 photographs published in the MLS and up to 25 in Realtor.com**Initial phone consultation with listing broker**Free editing of the MLS listing during listing term**Recent sales information on comparable properties**Contracts, disclosures and other forms necessary to complete the transaction **NetRealtyNow.com yard sign on a 4' X 4' wooden or vinyl post, w/sellers phone number displayed, and combination lock box.**

Plan 3 \$1899 ***Full Service Flat Fee MLS*******

Everything included in Plan 2 Plus: ** Unlimited phone support during entire listing periodContinued marketing advice from 20 year experienced broker**Unlimited Contract review and negotiating assistance.**Home inspection report review and negotiating**Follow through with the entire buy/sell process with the title company and buyers lender.**Follow-up with termite and other inspections, etc**Document review and hud-1 review prior to closing. Truly A great Value!**

5. **SELLER'S ACKNOWLEDGEMENT OF BROKER'S LIMITED DUTIES**: Broker agrees to enter the information provided by Seller with the local MLS, and all affiliated websites during the term provided herein. This Agreement creates an Exclusive Agency Agreement to Market Seller's Property and limits the performance requirements of Broker as set forth herein. Broker is not representing Seller as a full service Real Estate Agency but rather has limited obligations to Seller. Broker has no obligation to prepare or negotiate on Seller's behalf, a real estate contract for the sale of the Property. Seller acknowledges that selling the Property may be complicated and may require professional legal assistance. Seller agrees to obtain assistance, as Seller deems necessary. No other agreement, expressed or implied, shall be held to impose any greater relationship than set forth herein. Seller waives any claim or cause of action they may have against Broker, its directors, officers and employees arising as a result of any act or omission of Broker. Seller accepts the responsibility to comply with all ordinances, regulations and statutes pertaining to Seller's offer for sale and sale of the Property.
6. **SELLER'S OBLIGATION TO COMPENSATE A BUYER'S BROKER**:
- (a) Seller agrees that in the event a licensed real estate broker is involved in presenting and procuring a Buyer to purchase the Property, Seller shall pay to said Buyer's

Broker _____ of the sales price. **Any change in the amount of commission paid to a cooperating broker must be in writing and agreed to by all parties including the listing broker, Netrealtynow.com llc.**

- (b) This Agreement permits the Seller/Owner of the property to sell the property to a Buyer who is not represented by a real estate broker or real estate agent, and in that event seller/owner would owe no additional fees or commissions. Buyer/purchaser must state in writing that he or she is not being represented by a real estate broker or agent with regard to the transaction with a copy sent to Netrealtynow.com llc
8. **BROKER SHALL NOT BE AN ESCROWEE:** Other than the service fee paid by Seller for Broker's services, Seller shall not tender to Broker or any broker/agent employed by Broker, at any time, any money for deposit or to hold on Seller's or Buyer's behalf. **Seller shall not execute a sales contract, which stipulates or requires Broker to hold earnest money or a possession escrow.**
9. **CANCELLATION POLICY:** Seller may cancel This Agreement at any time before the end of the term with 24-hour notice in writing or e-mail to netrealty@netrealtynow.com
10. **DISCLOSURE:** Seller acknowledges that the law may require Seller to provide a Buyer with a Residential Property Disclosure form or other similar forms requiring the disclosure of conditions or defects in the Property (i.e. and where applicable, lead based paint, termite, radon, environment, square footage, etc.). Broker shall provide Seller with necessary disclosure forms at sellers request, otherwise seller is responsible for obtaining its own forms. Broker recommends that Seller consult with legal counsel concerning Seller's disclosure requirements or the completion of any disclosure form. Seller agrees to indemnify and hold Broker harmless for any violation of any ordinance, regulation, statute or law regarding Seller's disclosure obligations.
11. **REPORTING SALE OF PROPERTY: Seller shall ensure timely reporting of the sale of the property as required by the MLS. Seller agrees to forward a copy of the Real Estate Sales Contract by facsimile or overnight express mail, next day delivery, within 48 hours after Seller and Buyer sign the Contract. Seller agrees to forward a copy of the final closing statement (Hud-1) within 48 hours after closing.**
12. **EQUAL AND FAIR HOUSING LAWS:** Seller acknowledges pursuant to the Equal Housing Opportunity laws that Seller has a responsibility and a requirement not to discriminate in the sale of Property on the basis of race, color, religion, sex, handicap, familial status or national origin. Seller cannot instruct Broker to convey for you any limitations in the sale of the Property based upon any of the foregoing as Broker is also bound by the law not to discriminate.
13. **MISCELLANEOUS PROVISIONS:**
- (a) **ENTIRE AGREEMENT:** This Agreement contains the entire Agreement and may only be modified in writing signed by all parties hereto.
- (b) **GOVERNING LAW:** the laws of the state in which the Property being listed is located shall govern This Agreement.
- (c) **SIGNATURES:** The signatures of the parties of this Agreement confirm that the parties

have read and accept all the terms and provisions to this Agreement.

- (d) **BINDING**: This Agreement shall be binding upon and inure to the benefit of the parties hereto and the respective heirs, personal representatives, successors and assigns.

BROKER:

SELLER(S) OR PRINCIPAL(S):

Authorized Representative
Netrealtynow.com, llc.
New York State Real Estate Broker
License # 36HE1140165
626 RexCorp Plaza
Uniondale, NY 11556

631/532-0983 (direct)
631/693-3438 (fax)
netrealty@netrealtynow.com

Date

Seller

Seller

Email

Phone

Address

Date