

Seller(s) Initials

Badger MLS

Broker Initials

PO Box 8343, Madison WI 53708-8343

Cell & 24-Hour Voice Mail: 608-698-0300

TEL: 608-245-1000 FAX: 608-245-1001

BadgerMLS@aol.com or AO@BadgerMLS.com

Dear Seller:

Thank you for sending the copy of your Accepted Offer to us. We will review it and change your MLS status from "Active", to either: "Accepted Offer - Pending", "Accepted Offer – Continue to Show" or "Accepted Offer – Bump Clause". Your Accepted Offer tells us how we will continue to market your home, if we are allowed to do that. That is why we need a copy of the Accepted Offer.

The Accepted Offer also shows us if you and the Buyer are FSBO or MLS. We strive to help our Sellers save even more money as FSBO, and per the signed Listing Contract Addendum 3 item 11, and the Important Information sheet you initialed; Badger MLS does not collect the .05% Commission at Closing if you, the Seller, without any help from Badger MLS, find, show, Accept and Close with your Buyer FSBO. See below if you are not exempt from the .05% Commission to Badger MLS. Unless you hire Badger MLS to review your Offer, we can not go over it in detail to determine if it is valid or not - Your Attorney must do that. We will review it only for information to change your MLS status. You can get more information on this at: www.BadgerMLS.com/offer

If you are paying any Commission at Closing, or if Badger MLS helped you get your Buyer in anyway, then Badger MLS must charge a Commission at Closing. We make this amount as low as we possibly can. Kindly instruct the Title/Closing Company handling the Closing to make a check out to **Badger MLS** for .05% of the final sale price. That would be \$50 per \$100,000 of your sale price. You can pay this required Commission out of Closing proceeds, or you can pay Badger MLS online prior to your closing at: www.BadgerMLS.com/pay You can also mail Badger MLS a check: Multiply the sales price by .0005 and make the check out for that amount to "Badger MLS". Either you the Seller, can pay with a personal check, or you can have the Closing Company take it out of the Closing costs, as is done with the Buyer's Commission and most other costs. See your Badger MLS Closing Form for more information about what does and does not constitute a Badger MLS waiver of the .05% Commission. Badger MLS requires full and final payment up front at the Listing Appointment, and that is all we charge if your Listing is sold FSBO. If your property sold by the MLS via your MLS Listing with Badger MLS, or if any Commission is paid out to any Realtors, Brokers, Agents or Attorneys, then a .05% Commission is due to Badger MLS at Closing. Whether sold via MLS or FSBO, to pay or to claim the Waiver, please check your option and sign, date and return the attached Closing Form to Badger MLS at least 5 days prior to your Closing.

Thank you, and once again, Congratulations on your Accepted Offer. If there is anything else we can do to assist you, please let us know. Thank you for choosing Badger MLS.

Best,
Bill

Bill Lorge

Broker, Badger MLS

PO Box 8343, Madison, WI 53708-8343

608-245-1001- (24 Hour Fax)

BadgerMLS@aol.com Bill@BadgerMLS.com

www.BadgerMLS.com