

BADGER MLS - IMPORTANT INFORMATION

The following documents and information **must be sent to Badger MLS within 24-hours** of each event happening.

(Per item # 6 of the Addendum 3 to the Listing Agreement: Seller must comply or the Seller, not Broker, will be responsible for any MLS fines for any late forms.)

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▶ **Accepted Offer to Purchase** - Listing Status will be changed from "**Active**" to "**Pending**" - Off the market; or "**Active with Offer**" - You must "**Continue to Show**" your home & you are advised to accept secondary Offers, "**AO-Bump**", etc.

- ▶ All **Counter Offer(s)**, signed, to any Offer(s) that are "Accepted".
- ▶ All **Amendments, Attachments, Addendums** to "Accepted" Offer.

▶ **Let us know ASAP when the Home Inspection Contingency, and/or all other Contingencies, have been removed or have passed.** Email "AO@BadgerMLS.com" and request FREE "**Accepted Offer**" stickers to place on your yard sign. Your MLS Status will officially be changed to "**Pending**" & you will be removed from most Internet sites. You are no longer required to show your home.

- ▶ **Home Inspection Contingency**: *Buyer Pays. Usually Satisfied within 10 days after acceptance unless given written notice by Buyer.*
- ▶ **Financing Contingency**: *Satisfied by receiving written Loan Commitment from the Buyer's Lender - Usually within 10 - 30 days.*
- ▶ **Sale of another Home Contingency**: Indefinite time. *Consult your Attorney for removal of this Contingency. (Badger MLS will continue to market your property as "**Active**" if you have a "Continued Marketing" provision.*

**(Also called the "Bump Clause" in your Accepted Offer. Consult us for more info.)*

▶ **Day of Closing**: Have your Atty., Title & Closing Company and/or you, send Badger MLS a copy of the final **HUD Closing Statement**. ***If we help the Buyer or they come via the MLS or had a Broker, then send a check for .05% of the sale price made out to "Badger MLS". Seller pays nothing if sold as FSBO.*** (Status will be changed to **Sold**)

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▶ **If You Cancel**: A "Letter of Cancellation" and a list of all Buyers/Brokers who have seen the property, plus a \$39 Cancellation Fee, must be delivered to Badger MLS. Status will be changed to "**Expired**" or "**Withdrawn**" once paid and confirmed. (The \$39 Cancellation fee may be waived if Seller selects other Badger MLS Options.)

Badger MLS

PO Box 8343 Madison WI 53708

Cell & 24-Hour Voice Mail: (608) 6980300

TEL: (608) 2451000 FAX: (608) 2451001

www.BadgerMLS.com

BadgerMLS@aol.com

Seller(s) Initials

Broker Initials
