

**Badger MLS**

**Addendum 1 to Listing Contract - Badger MLS Packages**

**\$540 – Our “Deluxe” Flat Fee MLS Listing Package**

**(\$1,685 value) (Best Deal for the Money) (5% off if you pay Pre-Pay = \$513.00)**

**You only Pre-Pay \$513**

**Includes:**

1. **Photos:** All the Pictures you need taken with our 7 mega-pixel 18mm wide-angle lens digital camera. 9 photos go on the SCW MLS and up to 25 on the Metro Milwaukee MLS. (Realtor.com Showcase Listing uses up to 6 Photos; wisconsinhomes.com and most other major Real Estate web sites allow up to 8 photos on their respective web pages. The SCWMLS will have up to 9 photos of your home, and up to 25 photos for the Milwaukee Metro MLS. This Deluxe package gets you the Maximum photo exposure of your Home on all the Internet IDX associated MLS Web sites.)
2. **MLS:** Getting your Home on the South Central Wisconsin Multiple Listing Service (SCWMLS) and/or the Milwaukee Metro MLS, Realtor.com, wisconsinhomes.com and all the top Real Estate web sites, for as long as you want: 3, 6, 9 or 12 months or even for more than 1 year - Your choice (one low price), includes AOL, Yahoo, Google and all other Real Estate top search engines. The 2008 WIREX program will link local MLS systems and Badger MLS will only List on the SCWMLS.
3. **Signs:** All the signs you need. Up to 2 red Badger MLS "[House For Sale](#)" 22" x 28" Yard Signs, plus up to 6 "[Directional](#)" red Badger MLS signs, or up to 8 signs if pre-paid online. Also, with the Deluxe Package, in our ALA-Carte Features Store, you can trade any 2 directional signs for one "[Open House](#)" sign, or one generic "Directional" sign or any other sign listed in our ALA-Carte features section. Also, the Deluxe Package gets you the best deal on our Wooden post signs.
4. BadgerMLS.com 24 hour online, live phone, email and Internet online Support during your entire listing.
5. Comparative Market Analysis (CMA) narrowing down the market value of your Listing, emailed to you.
6. "Take One" outdoor waterproof tube to put your fliers in, attaches to your For Sale yard sign, or "Shoe Covers" for Buyers.
7. One free Message Board announcement to all SCWMLS Realtors announcing your Listing &/or Open Houses.\*\*
8. Up to 20 Colored Printed 8 1/2 by 11 inch Property Data Sheets of your Listing (You choose style).
9. Walk-through inspection and room by room accurate measurements for the MLS by a Licensed Realtor.
10. Day of Listing expert advice on the sale of your home by a Licensed Real Estate Agent/Broker and Realtor.
11. Your own unique MLS ID # that can be located on the MLS and the Internet via Google, Yahoo, AOL and Realtor.com.
12. Unlimited free Open House Listings throughout the entire length of your Listing on the MLS in red print and on Realtor.com as a Showcase Open House Listing (not all companies are Showcase Listings), wisconsinhomes.com and all the other top real estate web sites. All you do is email us by 5 PM on Thursday and your Open House appears everywhere.\*\*
13. Showcase Listing of your Property on [Realtor.com](#) gives you 6 photos, scrolling banner and many more extras.\*\*
14. Advance Copies of all the Legal Forms you will need, plus extra information to help you sell.
15. \$84 off \$284 cost for Buyer assistance or Offer to Purchase review, includes 1 Counter Offer or 1 amendment.\*.
16. Free sample Instructions and advice sheet for Seller on what to do and your rules to enter and show your home.

**Extra Bonus: Your choice of any additional Ala-Carte Features, \$200 Value - Limited Time Offer:**

Up to \$200 Off, or \$200 for you to spend on any of our Ala-Carte Special Extra Features of your Choice!

**Extra Bonus: You may add any 2 of these 6 recommended Ala-carte Features with the Deluxe Package, Special Offer:**

1. One Lock Box – Yours to keep (\$45 value).
2. \$45 towards any Ad in either “City and Country Homes Magazine” or “The Real Estate Book” with Photos (\$45 value).
3. \*\$84 off of one Buyer's Offer to purchase Package; Includes advice and preparing Counter Offers, Amendments, etc.
4. Waive 2nd visit "Distance Charge" if more signs or other extras are needed and delivered (\$35 - \$45 value).
5. One extra MLS Message Board Announcement of your choice on the SCWMLS (\$35 value).
6. \$45 off on a second MLS Listing, either Madison MLS and Milwaukee MLS, or Residential and Condo or Land, Farm, etc.

**Plus - For a limited time - All these extra Ala Carte Features, if you want, come with the Deluxe Package, no extra cost:**

- \$45 off a Virtual Movie Tour (VMT) published on YouTube and Google Video; You choose Deluxe, Standard or Basic VMT.
- "Showcase" Listing on Realtor.com to list your Open Houses, 2,500 characters for remarks, and much more (\$95 value).
- 15 Extra Digital Photos of your Property for either the Milwaukee Metro MLS, or for your own advertising uses.
- Featured Listing on BadgerMLS.com Home web page throughout the entire length of your Listing. (\$50/month value).
- One red Badger MLS "[Open House](#)" Sign with arrows, or one red Badger MLS "[Directional](#)" Sign with arrows. (\$25 value)

Signed by Seller(s): \_\_\_\_\_ Date: \_\_\_\_\_

Signed by Broker: \_\_\_\_\_ Date: \_\_\_\_\_

**Bill Lorge**

**Badger MLS**