

## Addendum 1 to Listing Contract - Badger MLS Packages

### **\$351 – Our “Standard” Flat Fee MLS Listing Package**

(Recommended) (\$980 value) (5% off if you pay Pre-Pay = \$333.45 )

### **You only Pre-Pay \$333**

**Includes:**

1. **Photos:** - Up to 9 Digital Photos of your Listing on the MLS. (As a "[Showcase](#)" Listing on Realtor.com, you get 6 Photos; wisconsinhomes.com allows up to 8 photos; the MLS allows up to 9 photos; and most IDX Real Estate companies will post 4 photos of your property on their web sites. Our Standard package gives your Listing the perfect photo exposure of your Home on all the Internet associated MLS Web sites. Badger MLS guarantees the very best MLS & WWW presence.
2. **MLS:** Getting your Home on the MLS: Either South Central Wisconsin Multiple Listing Service (SCWMLS - "MLS") or the Milwaukee area's Metro MLS, and also on Realtor.com and also on wisconsinhomes.com or WiHomes.com for 3, 6 or 9 months or 1 year - Your choice, no extra charge for any length of time for your Listing. Getting on the MLS is essential to selling your home at the price you want and for as long as you want.
3. **SIGNS:** - One red Badger MLS "[House For Sale](#)" 22" x 28" yard sign (You can put your phone number on it.), and up to four red Badger MLS "[Directional](#)" 11" x 28" signs (Put your address on them.). Buy more if you want. You get one For Sale sign (22" x 28" Red Badger MLS House for Sale Yard sign) with wires. You can trade your four directional 11" x 28" signs with wires for two "[Open House](#)" signs. All are yours to keep. Although, not part of this package, - Badger MLS also sells all types & sizes of other generic Real Estate signs, such as our Standard "Open House" Yard Signs, our generic For Sale "Directional" Signs with arrows, etc.; Choose among our 'Open House' or 'House For Sale' with arrows, generic signs, or buy more of our recommended red Badger MLS "House For Sale" and "Directional" signs.
4. The day of the appointment we will put up your Yard sign and up to 4 Directional signs for you, if requested in advance.
5. BadgerMLS.com 24 hour online and Live Support during entire listing. You can contact us anytime.
6. \$50 off of your Comparative Market Analysis (CMA) on your Listing emailed to your email address.
7. \$5 off "[Take One](#)" outdoor waterproof tube with the Standard Package; use this to put your fliers in.
8. \$25 off of your SCWMLS Message Board announcement broadcasting your Listing or Open Houses to all Realtors.\*\*
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/Realtor.
11. Your own unique MLS ID #. (See ALA-Carte features for options to purchase more MLS #s at very low discount rates)
12. Free Open House Listings on the MLS, Realtor.com, & wisconsinhomes.com for the first 60 days you are on the MLS.
13. "Featured Listing" status on Badger MLS for the first 60 days of your Listing. (\$50 per month value)
14. Free online access to Real Estate [Forms](#): Offer to Purchase, Counter Offer, Addendums, Amendments, etc.
15. Showcase Listing of your Property on [Realtor.com](#); (You get to help design this web page if you want) including other ways we promote your Listing on Realtor.com, AOL, Google, Yahoo, Bob Villa, ABC, NBC, CBS, CNN, etc. All the top Real Estate Search Engines use Realtor.com for their searches. With Badger MLS, your "Showcased" Realtor.com Listing comes with 6 photos and other features, so your Listing will come up first when Buyers search for properties to buy.
- "Showcase" Listing of your Property, including other ways we promote your Listing, on Realtor.com.\*\***
- 16. Extra Bonus: \$100 off of your choice of any additional ALA-Carte Features, \$100 Value - Limited Time Offer:**  
Up to \$100 Off, or \$100 credit for you to spend on any of our ALA-Carte Special Extra Features of your Choice!
- Extra Bonus: \$100 to spend ALA-Carte, we recommend these 7 Features to choose from:**
1. Lock Box (\$35, \$45 or \$55 value depending on which Lock Box you choose. We bring all 3 to the appointment.)
2. Up to \$25 credit for any Ads in "City and Country Homes Magazine" & "The Real Estate Book".
3. For only \$185 extra you can have a large wooden post Badger MLS metal sign; This price includes your \$75 refundable security deposit; Your total cost to rent the sign is \$110.00. (\$185 value - \$100 credit, only pay \$85.)
4. \$25 off to [Renew](#) your 3, 6 or 9 Month or 1 year Listing to a longer period, anytime prior to it's expiration date.
5. \$50 off for one extra month as a Featured Listing on BadgerMLS.com's Home web page after 60 days into Listing.
6. Each extra MLS Message Board Announcement (\$35 value each).
7. Up to 16 extra digital photos for your use (\$45 value); SCWMLS Listings use 9 photos; Metro MLS allows up to 25 pics.
8. See ALA-Carte Features below for more available extra items that you can choose from to help sell your Home.

(\* See ALA-Carte Addendum 2 for more available extra Features that you can choose from to help sell your Home.)

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

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

**Bill Lorge**

**Badger MLS**